

PB# 04-13

**Builders' Assoc. of
Hudson Valley**

32-2-84

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 02-08-05

RD. #113 BUILDERS ASSOC. OF
HUDSON VALLEY - RT. 207



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

25 February 2005

MEMORANDUM

RECEIVED

FEB 25 2005

TO: MARK J. EDSALL, P.E., PRINCIPAL
SUBJECT: BUILDER'S ASSOCIATION SITE REVIEW
TOWN OF NEW WINDSOR

BUILDING DEPARTMENT

I have reviewed the aforementioned site in regards to substantial completion for a CO and have the following comments:

1. The pavement is binder course only and is not placed for the rear parking lots, assumedly just stone (snow covered).
2. The split rail fence called for on the plans is absent.
3. There is no signage at all.
4. Lamp post pedestals are constructed, however, the posts are not up.
5. There is an additional lamp on the utility pole at the Northwest property corner.
6. No landscaping or stabilized soil areas are evident.
7. The building mounted luminaire varies from what is shown on plans.
8. The proposed turnaround and refuse areas do not appear to be constructed.

Respectfully submitted,

**McGoey, Hauser & Edsall
Consulting Engineers, P.C.**


Brendan Masterson
Project Engineer

845-222-1529

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

Myra Mason

From: Brendan Masterson [bmasterson@mhepc.com]
Sent: Friday, March 04, 2005 12:41 PM
To: mje@mhepc.com; 'Myra Mason'
Subject: RE: BUILDERS ASSOCIATION

Remaining parking lot	\$21,094.50
Remaining pole lights	\$1,500.00
Topsoil / seeding	\$1,440.00
Monuments	\$200.00
Asbuilts	\$600.00
SUBTOTAL	\$26,334.50
Plus contingency at:	5%
TOTAL	\$27,651.23

SAY: \$27,700.00

-----Original Message-----

From: mje [mailto:mje@mhepc.com]
Sent: Friday, March 04, 2005 12:26 PM
To: Myra Mason; P. E. Mark J. Edsall
Cc: MHE NY - Brendan Masterson
Subject: Re: BUILDERS ASSOCIATION

Myra

Brendan promised to send you a number this afternoon.

mark

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100

----- Original Message -----

From: "Myra Mason" <mmason@town.new-windsor.ny.us>
To: "P. E. Mark J. Edsall" <mje@mhepc.com>
Sent: Fri, 4 Mar 2005 08:57:54 -0500
Subject: BUILDERS ASSOCIATION

> Mark - Please talk to Brendan about amount of bond - they call here every

> day!!!!

>

>

>

> Thanks

>

> me

----- End of Original Message -----

PLANNING BOARD
TOWN OF NEW WINDSOR

F: 12/04/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

OR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

-DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
3/28/2005	REC. CK. #12819	PAID		27700.00	
3/28/2005	SITE PLAN BOND	CHG	27700.00		
		TOTAL:	27700.00	27700.00	0.00

J. Henry
12-5-07

Jack,

*As per attached e-mail, please issue
a check in the amount of \$27,700.00
as a return of the Site Plan bond
to the Builders Association.*

Thank You.

(m)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/28/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
SITE PLAN BOND

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY
APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/28/2005	REC. CK. #12819	PAID		27700.00	
03/28/2005	SITE PLAN BOND	CHG	27700.00		
			-----	-----	-----
		TOTAL:	27700.00	27700.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2005

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/26/2004	REC. CK. #12211	PAID		750.00	
06/09/2004	P.B. ATTY. FEE	CHG	35.00		
06/09/2004	P.B. MINUTES	CHG	33.00		
07/14/2004	P.B. ATTY. FEE	CHG	35.00		
07/14/2004	P.B. MINUTES	CHG	71.50		
11/10/2004	P.B. ATTY. FEE	CHG	35.00		
11/10/2004	P.B. MINUTES	CHG	16.50		
01/05/2005	P.B. ENGINEER FEE	CHG	930.40		
02/02/2005	REC. CK. #1059	PAID		406.40	
		TOTAL:	1156.40	1156.40	0.00

JW.
2/4/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/11/2005	2% OF 45,527.50 COST EST	CHG	910.55		
02/02/2005	REC CK #1060	PAID		910.55	
		TOTAL:	910.55	910.55	0.00

Done 2/4/05
JL

P.B # 04-13/
Approved fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#123-2005

02/03/2005

Builders Assn. Of Hudson Valley

Received \$ 125.00 for Planning Board Fees, on 02/03/2005. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Mark Edsall, Engineer

FROM: Kenneth Schermerhorn, Asst. Fire Inspector 

SUBJECT: 1161 Little Britain Rd.
Builders Association of the Hudson Valley

DATE: September 17, 2007

On 9-13-07 the site was examined. The fire lanes on the site plan were 30 feet. The lanes are actually 24 ft. on the side of the building and 27 ft. at the rear. If the rear fire lane can be opened to 30 ft. as per site plan this office will sign off even though the side lane is less than 30 ft.

Myra Mason

From: mje [mje@mhepc.com]
Sent: Thursday, July 27, 2006 2:49 PM
To: Myra Mason
Subject: Builders Assoc 04-13

Myra

Russ of our office reveiwed the site. There are several inconsistencies, a couple which are serious enough that I am concerned, and would like Mike to be aware of.

The major problem is that:

- 1) They are required to have 40 parking, they only have 39. (they have two crosshatched spaces they could recover to spaces, but they are undersized as well - see next comments).
- 2) For the parking spaces they have, many of the spaces are NOT 9 x 19, they apparently average about 8'-6" x 17' striping.
- 3) Aisle width for the main drive was supposed to be 30', probably per Fire Inspector's office. The aisle only measures 26 - 27', and when you consider the fact that many of the painted spaces are 2' short each, that would appear to make the effective aisle 7-8' narrower than the 30'. (Note that all the dimensions seem to scale correctly on the

Please let Mike know this seems to be a real problem since the paved parking areas seem too small to fix by simple restriping.

Other items:

- 1) Dumpster not installed.
- 2) Landscape planter around front sign missing.

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100



1161 Little Britain Road
Tel: (845) 567-6600
email: info@hvbuilder.com

New Windsor, New York 12553
Fax: (845) 567-1166
www.hvbuilder.com

P.B.#04-1E

July 5, 2006

Mark Edsall, P.E.
Engineer – Planning Department
Town of New Windsor
555 Union Avenue Ext.
New Windsor, New York 12553

Dear Mr. Edsall:

This is a request for a final inspection and release of the bond currently being held by the town on our building. The bond is for \$27,700.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean Rowe'. The signature is fluid and cursive, with a large initial 'J' and 'R'.

Jean Rowe
Executive Director

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/08/2005	PLANS STAMPED	APPROVED
11/10/2004	P.B. APPEARANCE	COND. APPR
09/22/2004	AS DISCUSSION ITEM	DECL NEG DEC
07/14/2004	P.B. APPEARANCE - PUB HEARIN CL PH RETURN . NEED REVIEW AND RESPONSE IN WRITING FROM D.E.C. - ADD NOTE . REGARDING HOURS OF OPERATION - ADD SOME LANDSCAPING ALONG . RESIDENTIAL SIDE - MARK TO FOLLOW UP ON D.E.C. ISSUES - ADD . 100' BUFFER LINE TO PLAN	
06/09/2004	P.B. APPEARANCE . ADDRESS FIRE INSPECTORS CONCERNS AND ENGINEER COMMENTS - . PLANS TO BE CORRECTED PRIOR TO SETTING PUBLIC HEARING DATE. . RETURN TO WORK SHOP BEFORE SETTING PUBLIC HEARING DATE	LA:REVISE SCHED PH
05/19/2004	WORK SHOP APPEARANCE	SUBMIT
05/05/2004	WORK SHOP APPEARANCE	RETURN TO WS
04/21/2004	WORK SHOP APPEARANCE	RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/15/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY
APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/08/2004	EAF SUBMITTED	05/26/2004	WITH APPLIC
ORIG	06/08/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/08/2004	LEAD AGENCY DECLARED	06/09/2004	TOOK LA
ORIG	06/08/2004	DECLARATION (POS/NEG)	09/22/2004	DECL NEG DEC
ORIG	06/08/2004	SCHEDULE PUBLIC HEARING . CORRECT PLAN PRIOR TO SETTING PUBLIC HEARING DATE	06/09/2004	SCHED PH
ORIG	06/08/2004	PUBLIC HEARING HELD	07/14/2004	CLOSED PH
ORIG	06/08/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	06/08/2004	PRELIMINARY APPROVAL	/ /	
ORIG	06/08/2004		/ /	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

January 11, 2005

Builders Association of the Hudson Valley
P.O. Box 7123
Newburgh, NY 12550

ATTN: KURT KUEHNER, PRESIDENT

SUBJECT: FEES DUE P.B. #04-13

Dear Mr. Kuehner:

Please find attached printouts of fees due for subject project.

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	125.00
Check #2 - Amount over Escrow Posted.....	\$	406.40
Check #3 - 2% of Cost Est. (45,527.50) Inspection Fee....	\$	910.55

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

Cc: Mark Day Engineering, P.C.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/11/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY
APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/26/2004	REC. CK. #12211	PAID		750.00	
06/09/2004	P.B. ATTY. FEE	CHG	35.00		
06/09/2004	P.B. MINUTES	CHG	33.00		
07/14/2004	P.B. ATTY. FEE	CHG	35.00		
07/14/2004	P.B. MINUTES	CHG	71.50		
11/10/2004	P.B. ATTY. FEE	CHG	35.00		
11/10/2004	P.B. MINUTES	CHG	16.50		
01/05/2005	P.B. ENGINEER FEE	CHG	930.40		
		TOTAL:	1156.40	750.00	406.40

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/11/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY
APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/11/2005	SITE PLAN APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/11/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/11/2005	2% OF 45,527.50 COST EST	CHG	910.55		
		TOTAL:	910.55	0.00	910.55

M. A. Day Engineering, PC

P.B. # 04-13

942 Route 376
Suite 218
Wappingers Falls, New York 12590
Phone: 845-223-3202
Fax: 845-223-3206

12/23/04

Bid

Builders Association of the Hudson Valley Site work Cost Estimate

Item	Quantity	Unit	Unit Cost	Total Cost	Subtotals
Parking Lot Improvements					
Clearing and Grading	2	Each	650	\$1,300	
Item #4 Sub Base	345	Cubic Yards	14.5	\$5,003	
Asphalt 2" binder & 1.5" top course	18,600	Square Feet	1.3	\$24,180 ✓	
Concrete curbing	100	Linear Feet	17	\$1,700	
Striping	41	Each	15	\$615	
Road signage	3	Each	150	\$450	
				Total Parking Lot Improvements	\$33,247.50
Sewage Improvements					
24 Tri-Galleys	1	Lump Sum Bid		\$9,000	
				Total Sewer Improvements	\$9,000.00
Miscellaneous Improvements					
Pole lights	3	Each	1000	\$3,000 ✓ 7000	
Topsoil & seeding	12000	Square Feet	0.12	\$1,440 ✓	
Plantings	1	Lump Sum		\$1,500 ✓	
Silt Fencing	270	Linear Feet	2	\$540 ✓	
Surveying, stakeouts and controls	1	Lump Sum	1000	\$1,000	
Monuments	1	Each	200	\$200 ✓	
As-built drawings	1	Lump Sum	600	\$600	
				Misc. Improvement total	\$8,280.00
				Total Improvements	\$50,527.50
				5% Contingency	\$2,526.38
				Total Budget	\$53,053.88

\$ 33,247.50
 8,280.00
 4,000.00
 \$ 45,527.50
 2% 910.55

AS OF: 01/05/2005

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 13

FOR WORK DONE PRIOR TO: 01/05/2005

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
4-13	245655	04/21/04	TIME	NJE	WS	BUILDERS ASSOC S/P	99.00	0.40	39.60			
4-13	247614	05/05/04	TIME	NJE	WS	BUILDERS ASSOC	99.00	0.40	39.60			
4-13	249506	05/19/04	TIME	NJE	WS	BUILDERS ASSOC S/P	99.00	0.40	39.60			
4-13	252583	06/09/04	TIME	NJE	MC	BLDRS ASSOC SITE PLN	99.00	0.80	79.20			
4-13	254464	06/16/04	TIME	NJE	WS	BUILDERS ASSOC	99.00	0.40	39.60			
									237.60			
4-13	255386	06/30/04				BILL 04-687						-237.60
												-237.60
4-13	258325	07/14/04	TIME	NJE	MC	BLDG ASSOC S/P W/MM	99.00	0.30	29.70			
4-13	258330	07/14/04	TIME	NJE	MC	REV SDS W/PJH	99.00	0.30	29.70			
4-13	258333	07/14/04	TIME	NJE	MC	BLDG ASSOC S/P	99.00	0.60	59.40			
4-13	258829	07/14/04	TIME	LSK	CL	COMM:BLDRS ASSOC HV	28.00	0.70	19.60			
									138.40			
4-13	264048	07/30/04				BILL 04-952 8/31/04						-178.00
												-178.00
4-13	260856	08/04/04	TIME	NJE	WS	BUILDERS ASSOC S/P	99.00	0.40	39.60			
4-13	267348	08/16/04	TIME	PJH	MR	BUILDER ASSOC SEPTIC	99.00	1.50	148.50			
4-13	268107	09/22/04	TIME	NJE	MC	COORD NEG DEC-BLDRS	99.00	0.50	49.50			
4-13	268112	09/24/04	TIME	NJE	MC	TC/M DAY:NEG DEC-BLD	99.00	0.30	29.70			
4-13	269842	10/07/04	TIME	NJE	MC	TC/HV CONTR:NEG DEC	99.00	0.30	29.70			
4-13	272536	10/19/04	TIME	NJE	MC	HV EAF/NEG DEC W/MM	99.00	0.30	29.70			
4-13	272557	10/19/04	TIME	NJE	MC	DISC NEG DE W/DAY EN	99.00	0.20	19.80			
4-13	274127	11/01/04	TIME	NJE	MC	DAY:HV CONTR	99.00	0.20	19.80			
4-13	274128	11/03/04	TIME	NJE	MC	DAY:HV CONTR	99.00	0.20	19.80			
4-13	274136	11/04/04	TIME	NJE	MC	DAY:HV CONTR	99.00	0.30	29.70			
4-13	275237	11/09/04	TIME	NJE	MC	BLDRS ASSOC HV S/P	99.00	0.80	79.20			
4-13	274511	11/10/04	TIME	NJE	MM	Bldr Assoc Cond APPL	99.00	0.10	9.90			
									504.90			
4-13	274470	11/10/04				BILL 04-1266						-376.20
												-376.20
4-13	280412	12/23/04	TIME	BMM	MR	BOND EST RVW	99.00	0.50	49.50			
									49.50			

AS OF: 01/05/2005

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 13

FOR WORK DONE PRIOR TO: 01/05/2005

						-----DOLLARS-----					
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
4-13	277316	12/06/04			BILL 04-1341					-89.10	
										-89.10	
										=====	=====
TASK TOTAL							930.40		0.00	-880.90	49.50
.....											
GRAND TOTAL							930.40		0.00	-880.90	49.50

TOTAL P.03

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/02/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/11/2005	SITE PLAN APPROVAL FEE	CHG	125.00		
02/02/2005	REC CK. #1058	PAID		125.00	
			-----	-----	-----
		TOTAL:	125.00	125.00	0.00

BUILDERS ASSOCIATION OF THE HUDSON VALLEY INC. 562-0002

PO BOX 7123
NEWBURGH, NY 12550-0057

1058

29-7003/2213
470

PAY TO THE ORDER OF Town of New Windsor

DATE Jan 21, 2005

\$ 125. ⁰⁰/₁₀₀

One hundred twenty five and 00/100

DOLLARS

Security features are not shown. Details on back.



FOR Approval fee

⑈001058⑈ ⑆221370030⑆ ⑈4700162037⑈

BUILDERS ASSOCIATION OF THE HUDSON VALLEY INC. 562-0002

PO BOX 7123
NEWBURGH, NY 12550-0057

1059

29-7003/2213
470

PAY TO THE ORDER OF Town of New Windsor

DATE Jan 21, 2005

\$ 406. ⁴⁰/₁₀₀

Four hundred six and 40/100

DOLLARS

Security features are not shown. Details on back.



FOR Ant Over Escrow Posted

⑈001059⑈ ⑆221370030⑆ ⑈4700162037⑈

BUILDERS ASSOCIATION OF THE HUDSON VALLEY INC. 562-0002

PO BOX 7123
NEWBURGH, NY 12550-0057

1060

29-7003/2213
470

PAY TO THE ORDER OF Town of New Windsor

DATE Jan 21, 2005

\$ 910. ⁵⁵/₁₀₀

Nine hundred ten and 55/100

DOLLARS

Security features are not shown. Details on back.



FOR 2% of Cost Insp. fee

⑈001060⑈ ⑆221370030⑆ ⑈4700162037⑈

REGULAR ITEMS:

BUILDERS ASSOCIATION OF HUDSON VALLEY SITE PLAN (04-13)

Mr. Mark Day appeared before the board for this proposal.

MR. PETRO: Propose change in use of the existing building, site work includes reconstruction of the rear portion of the building to two story. The plan was previously reviewed at the 9 June, 2004 and 14 July, 2004 planning board meetings, NC zone.

MR. DAY: At the last meeting we were here and we had presented the project, one of the public stood up and talked about the wetlands, we have since been in front of the DEC, we have applied for the permit, the notice of complete application went out, it was actually published in the paper, the comment period's over Friday, to my knowledge, there's no comment been submitted back to the DEC for the permit. And basically, we have worked through the changes with Mr. Edsall obviously that's where we're at tonight.

MR. PETRO: Submit record of DEC permit, you did that, you said?

MR. DAY: Yes, as a matter of fact in the packages I have a copy here this is the notice of complete application that was filed in the paper, they don't give an affidavit but that's the actual notice. We have, we sent the notice to Scott Shelly certified, this is a copy of it, the certification, he received it on the fifth of November and again comment period's over Friday, this Friday.

MR. MASON: I have been by, this looks real good, it's going to be a nice looking building.

MR. PETRO: Mark, what do we have to do here? My

brain's getting tired.

MR. EDSALL: Well, I see that you took lead agency, unfortunately, I would with Myra out I wasn't able to verify that you have adopted a negative dec, I believe we did because we sent it to DEC.

MR. PETRO: Yes.

MR. EDSALL: So that's done, at this point, I believe you have made a decision on public hearing.

MR. PETRO: Closed it, we had it and closed it.

MR. EDSALL: So you're a hundred percent done procedurally other than considering final approval and I would suggest subject to the items I listed here which are minor in nature.

MR. PETRO: Does anybody on the board, any member want to go over anything else on the plan? We've seen it a number of times, our engineer is telling us that it's a hundred percent.

MR. ARGENIO: Construction at the site is all good in my mind, Mr. Chairman.

MR. PETRO: So we need a motion for final approval and I will read in the subject-to's.

MR. ARGENIO: I'll make a motion for final approval for the Builders Association of Hudson Valley site plan, New York State Route 207 subject to what Jimmy's going to read in now.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Builders Associates of Hudson Valley on Route 207 subject to the record of the DEC permit approval to the planning board, sign is subject to approval of

subsequent ZBA variance must be received prior to the plan being stamped, you understand that, if a variance is obtained indicate same on the plan, it has to be on the plan also, sign should be properly depicted on the site plan, planning board should require that bond estimate be submitted in accordance with Town Code, payment of all approval fees. Other than that?

MR. ARGENIO: Just one question relative to the sign, they can put a sign up that's within code and not go for a variance, right?

MR. BABCOCK: Yes, they can.

MR. EDSALL: What I'm saying they either need to have the sign they're showing on the plan, have a note that says when they got the variance or if they don't get the variance change the sign to meet the zoning.

MR. PETRO: And/or replace one that was already there of whatever size they had.

MR. EDSALL: Correct, bottom line is you can't stamp a plan that doesn't have a variance that doesn't meet the code.

MR. PETRO: Okay, any other comments from any of the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: BUILDERS ASSOC. OF HUDSON VALLEY SITE PLAN
PROJECT LOCATION: NYS ROUTE 207
SECTION 32 - BLOCK 2 - LOT 84
PROJECT NUMBER: 04-13
DATE: 10 NOVEMBER 2004
DESCRIPTION: THE APPLICATION PROPOSES THE CHANGE IN USE OF THE EXISTING BUILDING TO AN OFFICE WITH INCIDENTAL MEETING USE. THE SITE WORK INCLUDES RECONSTRUCTION OF THE REAR PORTION OF THE BUILDING TO 2-STORY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 JUNE 2004 AND 14 JULY 2004 PLANNING BOARD MEETINGS.

1. The project is located in the NC Zoning District of the Town. The lower floor of the rear portion of the building will be office tenant use, with the front portion of the building and upper rear floor for use by the Builders Association. The proposed use is a use by right in the zone. The bulk table has been corrected as previously requested.
2. It is my understanding the applicant is seeking conditional site plan approval at this time. I suggest the following conditions:
 - Submit record of DEC Permit/Approval to Planning Board Secretary.
 - Sign size subject to approval of subsequent ZBA variance (must be received prior to plan being stamped or plan must depict compliant sign). If variance obtained, indicate same on plan.
 - Sign should be properly depicted on site plan.
 - The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with the Town Code.
 - Payment of all approval fees.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

REGIONAL OFFICES

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• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

PUBLIC HEARINGS:BUILDERS ASSOCIATION OF THE HUDSON VALLEY (04-13)

MR. PETRO: Proposed construction of a second story on existing building for office use. This plan was previously reviewed at the 9 June, 2004 planning board meeting. The application is here tonight for a public hearing, NC zone, proposed use is a use by right in the zone, bulk information on the plan is correct, one correction is still needed, you can work that out with Mark. Lighting information as shown needs to indicate the acceptable lighting pattern, information on the plan is still incomplete so I cannot verify the design layout. Important to discuss whether the matter deserves further review. Why don't you go quickly just again tell us what you're doing there?

MR. DAY: I'm Mark Day, Day Engineering representing Builders Association, Kurt Keaner (phonetic), president of the Builders Association. Piece of property is at the intersection of Route 207 and Jackson Avenue. The property's on Little Britain Road. Right now, the structure is a one story ranch with a one story masonry addition at the rear of it, it's been utilized I understand as an engineering office, as an insurance office and right now, the builders that purchased the building they've done some demolition work, what they are wanting to do, we've got some elevations here basically we're going to remove the roof of the existing home, we're going to add a second story to the rear of the building so that the two roof lines are closer together and we're going to install a new roof to make it a more traditional style. It's as, you've driven by, you've probably seen the project in, I don't want to say, just needs a little beautification which the builders want to do. We've got parking in the back and to the side of the project, we're going to do some landscaping in the rear, provide asphalt parking around the back and to the left of the building. We have a

handicapped parking space up towards the front, there's two elevations that we have to deal with because both buildings are offset by about 4 feet in their layout. The back building was actually about, the back portion of the building I should say is offset about 4 feet from the other so that we have two handicapped spaces that will be provided, one to the, let's say the right side of the building right here, there will be handicapped accessible and then on the easterly side of the building there's going to be another handicapped ramp that will be served here and go in the front of the building. There's going to be considerable amount considerable change to this project as far as the building look and the type and I think everybody will like it when we're done.

MR. PETRO: What's the total square footage of the building when it's complete?

MR. DAY: I don't have any bulk information with me but it's going to be approximately it's right on the drawing it's about 3,316, I think.

MR. KARNAVEZOS: I'm sorry, 3,700.

MR. PETRO: Downstairs area not enough head room for use so--

MR. DAY: Right, that's storage, we're not planning on doing anything down there, it's less than I think 6 feet so as you can see what we have done if you look at the westerly elevation there used to be a doorway right here, we're going to remove that doorway so that it will only be accessible from the other side of the building but that's not an accessible door as far as handicapped or anything like that but that door does exist, there's a door here which we're going to remove.

MR. PETRO: Tell us about the lighting that Mark says is incomplete on the plan.

MR. DAY: I'm not really sure, what we'd like to do we're proposing a light out in the new island here, we're also providing wall packs on the building that would shine all the way around, they're going to be provided with baffles so that we don't allow any infiltration off-site. They're very easily controllable now with the installed adjustable plates right in the lens of the wall pack. There is a wetlands to the rear of us so I don't think we'd ever have an intrusion problem. This is a vast wetlands as you may know this is undeveloped for a large part of it, this corner property's undeveloped and there's a few homes here, there's a small home here, there's a small house a little further down but we kept through our lighting pattern we kept it on our property, we're not going to go off, we haven't any intrusion off our property.

MR. PETRO: Sanatory system and design, this is a subsurface sanitary system to be located under the pavement in the parking lot? That's what it says.

MR. DAY: Right.

MR. PETRO: Tell me about that.

MR. DAY: What it is now the system is located where we show it, we, since we're going to be driving on this which we think the prior owner, did we want to use concrete which will allow H-20 loading so we can drive over it and the system will work under the pavement.

MR. PETRO: If it needs repair just dig up the pavement, repair it and repave it?

MR. DAY: Right.

MR. KARNAVEZOS: I made a mistake on the count, it's 5,930 square feet between first and second.

MR. PETRO: Multiple floors?

MR. DAY: Right, total.

MR. LANDER: Do you have Town water out there?

MR. DAY: No, it's a well.

MR. LANDER: So your well's located in the front?

MR. DAY: Our well is, actually, you can just see it, it's off the right side of the front of the building.

MR. PETRO: Mark has some comments you can obviously read them yourself and apply them to the plan. All right, this is a public hearing, on the 25th day of June, 2004, 12 addressed envelopes containing the notice of public hearing were mailed. If someone is here who'd like to speak for or against or make comment on this application, be recognized by the Chair, come forward, state your name and address.

MR. STEIDLE: I have already signed in. I appreciate the opportunity to comment. By name is Bill Steidle, I reside at 575 Jackson Avenue. I have a couple of quick comments, most of which relate to the wetlands on the site. First comment is that the wetland is in fact part of the state regulated wetland which means that there also is a hundred foot adjacent area or buffer area that's also regulated by the DEC, in fact, the wetland is identified as having been marked by Michael Nowicki, Mike is a fine gentleman, he does not work for DEC though, he's an excellent consultant but DEC should be consulted and the wetland boundary verified. The adjacent one should be shown on the plan that Mark, I'm surprised you didn't show it.

MR. PETRO: Are you changing the footprint of the building itself?

MR. DAY: No.

MR. PETRO: Just go up?

MR. DAY: Correct.

MR. PETRO: Only other thing you're changing outside would be more or less paving?

MR. DAY: Right.

MR. PETRO: Not changing the footprint at all?

MR. DAY: That's correct.

MR. STEIDLE: Well, the items that require DEC approval in my judgment include the parking areas, some of the parking areas and the associated paving and grading as well as the septic system, there's an expansion proposed all of which is located within the hundred foot buffer area. And let me just go back to give you some history. DEC stopped the prior owner from filling last time around so it should not come as a surprise, may come as a surprise to the Builders Association but should not come as a surprise to the owners of the property at least prior owners because they were visited by DEC and the filling was stopped, whether they paid a fine or not I don't know. So that again all I ask is that the board require that the applicant go before DEC, that the plan's been modified to identify that it is a DEC wetland, show the buffer area and apply for the necessary permit. As far as the septic system, I think the wells on the adjoining sites should be shown, there are two houses immediately adjacent to the septic system, the septic system is in fact within 10 or 15 feet of the property boundary of both of those lots and I think, I assume that this is going to go before the health department, in fact, a discharge permit may in fact be needed from DEC.

MR. DAY: Septic system is in its existing location.

MR. STEIDLE: If you look at sheet 3, the septic plan is some expansion of the system proposed.

MR. PETRO: You're making the system larger, correct?

MR. DAY: We're not, we're matching what would be the former for this building but the use, I mean, no one really knows what's out here but we have through our subsurface investigation the system is in this area so we're not making it, we're not moving it to an area that's not or any closer to the wetland. As far as the wetland, I did, we did speak to the DEC about this, there are flags that Mike Nowicki basically verified we're not encroaching any further on the wetland than is there already. This top of the berm you can see right here that was the edge of the fill and this was there when they were told to stop. We have talked to DEC, they're trying to get out there, their schedule has not been one that we can--

MR. PETRO: Work it out with Mark. But I'm not concerned about the building itself and the buffer zone but the expansion to me of the septic system would seem logically that if the building that's there now is 3,000 something feet and you're going to 5,900 feet that the septic system should be larger, I mean, just be common sense, got to be more bathrooms.

MR. DAY: It's not an issue of this, we were told from the prior owner that there were I think 12 offices downstairs when there was an insurance office in there. We're not proposing square footage, yes, I agree we're increasing it but the use, the prior use was considerably larger.

MR. STEIDLE: Much more parking now which is the design flow.

MR. DAY: It's on the sheet, it's right on the--

MR. STEIDLE: Design flow is integral.

MR. DAY: We did do that, we spoke to the Town engineer about it and that was the path we chose.

MR. PETRO: We're going to need something from the DEC here to have in the file being you're going to be talking to them about whether you flagged it or not, we should have a letter stating that it's been flagged, that there's no intrusion anywhere, even if you're in the buffer zone but I'd like to see the expansion of the, or if you don't want to use the word expansion of the septic system, the new septic system, the design of it at least Mark they should look at it.

MR. EDSALL: We have comments on page 2 under comment 3.

MR. PETRO: So you're already addressing it then.

MR. EDSALL: That and obviously we've got the other issue of once they get the flag location verified we can find out if there's a problem in that regard.

MR. PETRO: He's already on it.

MR. STEIDLE: Let me say one thing so it's clear to the builders, you know, I have some, I worked for DEC for good many years, I worked in the wetlands program for 25 years, I can tell you that that plan requires a DEC approval, I assume that you will go and get the approval now whether there's, you know, whether that approval will be easy or difficult to get, I don't know but it requires approval so let me just say that.

MR. PETRO: Bill, listen, I don't want to be rude either but we'll tell them what's required, what's not

required, give us the concerns, let Mark do his job, bring out some points, we'll tell him what's required. If everybody comes up and tells them you're overeducated for what you're telling him.

MR. STEIDLE: I don't want any misunderstandings because I don't want to have to contact DEC, I mean.

MR. PETRO: No, we're, I think we're on the same page, frankly.

MR. STEIDLE: I don't have a problem, I'm surprised that Mr. Day--

MR. DAY: We have contacted, I have spoke to the gentleman.

MR. PETRO: Mark has comments, if you read Mark's comments, he's saying what you're saying we're just going to get to there. What other comments?

MR. STEIDLE: Other only comment was beautification, I would agree that the site could use some beautification and you have parking going right up to the Route 207 right-of-way, it would be nice to have some further landscaping, it would seem to me between the parking areas on Route 207, but I will let the, defer to the board in that regard. Thanks very much.

MR. PETRO: Thank you. Anybody else in the public?

MR. SCHLESINGER: I don't know who's in the audience who's not in the audience but being that there are residential houses right within the very close vicinity I think it should just be noted that you do have meetings after regular business hours, hours say from 6 to 9 o'clock at night and, you know, cement trucks and dump trucks coming in or anything like that, but should just be on the notes that it be, that it's close, a residential area that you do have a business going on

there until 9 o'clock sometimes.

MR. DAY: These are just passenger cars.

MR. SCHLESINGER: No, I just felt it was important to put it on the notes in case anybody wanted to know, I don't want anybody saying well, we didn't know that.

MR. PETRO: Before you go any further, let me have a motion to close the public hearing.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Builders Association of Hudson Valley site plan on Route 207. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will open it up to the board for any further comment. Neil, do you have anything else?

MR. SCHLESINGER: I wanted to make a comment in case there was a neighbor in the audience at that time they could have addressed it or could have been a discussion, that's why I brought it up.

MR. PETRO: Let's talk about the landscaping on that side, on the Jackson Avenue side behind the house, it's

residential houses there, just some natural growth down there, I'm sure what do you have in mind for that, I don't see very much on the plan, why don't you augment that when you come back and show us what you're doing there, put something there to give us a little buffer, whether some five or six foot pines, whatever you can come up with.

MR. DAY: Mainly you're looking at this here?

MR. PETRO: Where the houses are, not where the empty lot is because probably that's going to be a commercial type of lot at some point, I don't know what they're going to put there without a sewer but I'm sure that's not a problem now. But from the back line up the empty lot back give us some screening back there, screening along the other side is not needed. Mark, you're going to take care of the all the DEC questions, make sure it gets there?

MR. EDSALL: I kept notes from the discussion and I will follow up with the applicant.

MR. PETRO: Fire approval on 7/14/2004, you're not doing anything with the curb cut at all so you're not required to have any type of curb cut approval, it's not, it does not belong to the state at all.

MR. DAY: That's right.

MR. PETRO: You're going to re-blacktop the entire lot?

MR. DAY: Yes, whenever new parking.

MR. PETRO: New parking or the entire lot?

MR. DAY: The entire parking lot but, you know, any new areas that we show parking.

MR. PETRO: So you're not going to be going into the

state right-of-way so you're not going to need the permit?

MR. DAY: Right.

MR. PETRO: You're going to go to that property line and stop?

MR. DAY: Right.

MR. PETRO: Mark, what else do you have tonight?

MR. EDSALL: I think that's fine, they've got the comments and we'll meet with them.

MR. PETRO: You've got Mark's comments to go over, I don't want to go over these, you can do that and I guess you should depict the hundred foot buffer line on the, you need to get, it's flagged already you said, right, so along the flagging you're showing the wetlands or the buffer line.

MR. DAY: No, this is where the actual flag is of the actual flagged lots.

MR. PETRO: Show us a line a hundred feet off the scale, you know where it is and what falls and we know you're allowed to do certain things there, at least show it on the plan and that's it. Thank you.

MR. PETRO: How come they have fire approval without being sprinklered?

MR. BABCOCK: Are you talking about the 5,000 square foot rule, Jim?

MR. PETRO: Yeah.

MR. BABCOCK: They don't, it's new, if they were creating a new 5,000 square foot then they would

require the sprinkler.

MR. PETRO: They used to combine, they're not doing that anymore?

MR. BABCOCK: No.

MR. ARGENIO: So it's only the new square footage.

MR. BABCOCK: If they were adding--

MR. SCHLESINGER: 5,000 square feet, that's new 5,000 square feet?

MR. BABCOCK: That's correct and if the building was already a thousand, they were changing it, yes, it wouldn't require it neither, only if a new building 5,000 square foot or more.

MR. PETRO: I understand what you're saying but until a second ago before you just said that it hasn't been that way for ten years, so what's, when has that changed? I like it myself, I think it's a good smart thing to do.

MR. BABCOCK: I don't think it's a change, I don't believe personally it was ever a change, the code.

MR. PETRO: If we took a building and increased it over 5,000 square feet it had to go to fire for a sprinkler or relief.

MR. BABCOCK: If you had an old building that you increased the square footage by more than 5,000.

MR. PETRO: Not more, up to, absolutely, I'll bet you a hundred thousand bucks against somebody's ten bucks cause I'll win.

MR. SCHLESINGER: What Jimmy's saying if you had a

building that was 3,000 square feet and you increased it to 5,500 square feet what's the code?

MR. BABCOCK: No sprinkler.

MR. SCHLESINGER: If you increased it, if it's 3,000 square feet to 8,500 square feet then you need it.

MR. PETRO: I know exactly what he's saying and I disagree.

MR. BABCOCK: I think, Jim, it's who's reading the code, it says new construction, doesn't say anything about existing. It says new construction.

MR. EDSALL: I believe that several years ago they did impose sprinklers on buildings, once they reached 5,000 they may have changed the way it's being interpreted since they have the new State Code New Windsor.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BUILDERS ASSOC. OF HUDSON VALLEY SITE PLAN
PROJECT LOCATION: NYS ROUTE 207
SECTION 32 – BLOCK 2 – LOT 84
PROJECT NUMBER: 04-13
DATE: 14 JULY 2004
DESCRIPTION: THE APPLICATION PROPOSES THE CHANGE IN USE OF THE EXISTING BUILDING TO AN OFFICE WITH INCIDENTAL MEETING USE. THE SITE WORK INCLUDES RECONSTRUCTION OF THE REAR PORTION OF THE BUILDING TO 2-STORY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 JUNE 2004 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The project is located in the NC Zoning District of the Town. The lower floor of the rear portion of the building will be office tenant use, with the front portion of the building and upper rear floor for use by the Builders Association. The proposed use is a use by right in the zone.

The “required” bulk information shown on the plan is correct for the zone and use. Corrections have been made to the table; however, one corrections is still needed. There should only be one front yard setback value (the 21.5* value seems consistent with the plan. I do not understand the 16.58 value)

2. I have reviewed the resubmitted plan and have the following comments:

- The handicapped signage for the space on the right side of the building should be “A” & “C” (not “B” and “C”).
- The lighting information shown seems to indicate an acceptable lighting pattern, but the information on the plan is still incomplete, so I can not verify the design layout. The Board should discuss whether this matter deserves further review.

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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- We have reviewed the SDS design and have several concerns with regard to the design indicated (see following comment #3).

3. We have reviewed the Sanitary Design Plan and have the following comments:

- The design proposes a non-conventional sub-service sanitary sewer system to be located under the pavement in the parking lot. It would appear that approval from the Orange County Department of Health would be required for the use of the non-conventional system including taking credit for a five (5) foot wide trench in the calculation of the absorptive area.
- The location of the wells on adjacent properties should be identified and appropriate separation distances depicted.
- Size of the existing septic tank at the site to remain should be depicted, 1.5 times the average daily flow is required.
- Location of deep and percolation tests should be depicted on the plans.

4. If any concerns are identified as part of the Public Hearing, I will be pleased to review same, as deemed appropriate by the Planning Board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW04-13-14July04.doc

DEC PERMIT NUMBER 3-3348-00225/00001
FACILITY/PROGRAM NUMBER(s) FW #CO-2



PERMIT
Under the Environmental Conservation Law (ECL)

EFFECTIVE DATE December 02, 2004
EXPIRATION DATE December 31, 2006

TYPE OF PERMIT (Check All Applicable Boxes)

☒ New ☐ Renewal ☐ Modification ☐ Permit to Construct ☐ Permit to Operate

<input type="checkbox"/> Article 15, Title 5: Protection of Water	<input type="checkbox"/> Article 17, Titles 7, 8: SPDES	<input type="checkbox"/> Article 27, Title 9; 6NYCRR 373: Hazardous Waste Management
<input type="checkbox"/> Article 15, Title 15: Water Supply	<input type="checkbox"/> Article 19: Air Pollution Control	<input type="checkbox"/> Article 34: Coastal Erosion Management
<input type="checkbox"/> Article 15, Title 15: Water Transport	<input type="checkbox"/> Article 23, Title 27: Mined Land Reclamation	<input type="checkbox"/> Article 36: Floodplain Management
<input type="checkbox"/> Article 15, Title 15: Long Island Wells	<input checked="" type="checkbox"/> Article 24: Freshwater Wetlands	<input type="checkbox"/> Articles 1, 3, 17, 19, 27, 37; 6NYCRR 380: Radiation Control
<input type="checkbox"/> Article 15, Title 27: Wild, Scenic & Recreational Rivers	<input type="checkbox"/> Article 25: Tidal Wetlands	<input type="checkbox"/> Other _____
<input type="checkbox"/> 6NYCRR 608: Water Quality Certification	<input type="checkbox"/> Article 27, Title 7; 6NYCRR 360: Solid Waste Management	

PERMIT ISSUED TO Builders Association of the Hudson Valley		TELEPHONE NUMBER (845) 562-0002	
ADDRESS OF PERMITTEE 338 Meadow Avenue, Newburgh, NY 12550			
CONTACT PERSON FOR PERMITTED WORK Kurt Kuehner, President		TELEPHONE NUMBER (845) 562-0002	
NAME AND ADDRESS OF PROJECT/FACILITY Builders Association of the Hudson Valley Headquarters 1161 Little Britain Road (NYS Route 207), New Windsor, NY 12553			
LOCATION OF PROJECT/FACILITY South side of Little Britain Rd (NYS Rte 207), approximately 500 feet west of the intersection with Jackson Ave.			
COUNTY Orange	TOWN New Windsor	WATERCOURSE/WETLAND NO. FW CO-2; Class II	NYTM COORDINATES E: 574.59 N: 4592.78
DESCRIPTION OF AUTHORIZED ACTIVITY This permit authorizes the following activities within the 100-foot adjacent area of State-designated Freshwater Wetland CO-2, as shown on the plans referenced in Special Condition Number 1 of this permit: <ol style="list-style-type: none"> 1. The grading and paving of approximately 0.16 acre for construction of a parking area; 2. The removal of previously deposited concrete rubble and debris and associated embankment stabilization; 3. The installation of split-rail fence approximately along the project limits-of-disturbance. 			

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, the General Conditions specified and any Special Conditions included as part of this permit.

DEPUTY PERMIT ADMINISTRATOR Scott E. Sheeley	ADDRESS 21 South Putt Corners Rd., New Paltz NY 12561		
AUTHORIZED SIGNATURE 	Date DECEMBER 2, 2004	Page 1 of 5	

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS**Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification**

The permittee expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

GENERAL CONDITIONS**General Condition 1: Facility Inspection by the Department**

The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

General Condition 2: Relationship of this Permit to Other Department Orders and Determinations

Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

General Condition 3: Applications for Permit Renewals or Modifications

The permittee must submit a separate written application to the Department for renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing.

The permittee must submit a renewal application at least:

- a) 180 days before expiration of permits for State Pollutant Discharge Elimination System (SPDES), Hazardous Waste Management Facilities (HWMF), major Air Pollution Control (APC) and Solid Waste Management Facilities (SWMF); and
- b) 30 days before expiration of all other permit types.

Submission of applications for permit renewal or modification are to be submitted to:

NYSDEC Regional Permit Administrator, Region 3

21 South Putt Corners Road, New Paltz, NY 12561, telephone: (845) 256-3054

General Condition 4: Permit Modifications, Suspensions and Revocations by the Department

The Department reserves the right to modify, suspend or revoke this permit in accordance with 6 NYCRR Part 621. The grounds for modification, suspension or revocation include:

- a) materially false or inaccurate statements in the permit application or supporting papers;
- b) failure by the permittee to comply with any terms or conditions of the permit;
- c) exceeding the scope of the project as described in the permit application;
- d) newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e) noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

ADDITIONAL GENERAL CONDITIONS FOR ARTICLES 15 (TITLE 5), 24, 25, 34 AND 6NYCRR PART 608 Protection of Water

1. If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.
2. The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.
3. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, U.S. Coast Guard, New York State Office of General Services or local government which may be required.
4. All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
5. There shall be no unreasonable interference with navigation by the work herein authorized.
6. If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.
7. If granted under 6NYCRR Part 608, the NYS Department of Environmental Conservation hereby certifies that the subject project will not contravene effluent limitations or other limitations or standards under Sections 301, 302, 303, 306 and 307 of the Clean Water Act of 1977 (PL 95-217) provided that all of the conditions listed herein are met.
8. All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or his agent as part of the permit application. Such approved plans were prepared by SEE SPECIAL
CONDITION # 1 on P. 4.

SPECIAL CONDITIONS

- ◆ The enclosed permit sign must be conspicuously posted in a publicly accessible location at the project site. It must be visible and protected from the elements at all times.
- ◆ The permittee shall require that any contractor, project engineer, or other person responsible for the overall supervision of this project reads, understands and complies with this permit, including all special conditions to prevent environmental degradation.
- ◆ For Article 15, Protection of Waters and Article 24, Freshwater Wetlands permits, the permittee or an authorized representative shall notify the Department by mailing the attached form at least 48 hours prior to the commencement of any portion of the project authorized herein.

Continued on next page . . .

DEC PERMIT NUMBER
3-3348-00285/00001

PROGRAM/FACILITY NUMBER

PAGE 3 OF 5

SPECIAL CONDITIONS**For Article 24 (Freshwater Wetlands)**

1. All work shall be performed in accordance with the following plans prepared by Mark A. Day, P.E., entitled "Builders Association of the Hudson Valley, 1161 Little Britain Road, Town of New Windsor, Orange County":
 - a. Sheet 1 of 4 entitled "Site Plan", dated Jan. 19, 2004, last revised Sept. 23, 2004;
 - b. Sheet 2 of 4 entitled "Lighting/Signage & Landscaping Plan", dated Jan. 19, 2004, last revised Sept. 23, 2004;
 - c. Sheet 3 of 4 entitled "SDS Design", dated May 12, 2004, last revised Sept. 23, 2004; and
 - d. Sheet 4 of 4 entitled "Lighting/Signage & Landscaping Plan", dated Aug. 23, 2004, last revised September 23, 2004, which contains an erosion control plan.
2. **EROSION CONTROL:** Prior to commencement of the activities authorized herein, the permittee shall install securely anchored silt fencing and/or continuous staked hay bales as shown on the plans or drawings referenced in this permit. These erosion control devices shall be maintained until all disturbed land is fully vegetated to prevent any silt or sediment from entering the freshwater wetland or its adjacent area. Silt fencing, hay bales and any accumulated silt or sediment shall be completely removed for disposal at an appropriate upland site.
3. No disturbance to the wetland is authorized.
4. Installation of any part of the septic system within the wetland or its 100-foot adjacent area is prohibited.
5. The split rail fence shall be constructed and large debris removed from the wetland 100-foot adjacent area to an appropriate upland area for disposal, as shown and noted on the plans referenced in Special Condition No. 1 of this permit. Following the removal of debris, any resulting voids and depressions in the embankment shall be filled with clean topsoil to establish an even grade and all areas of soil disturbance on the embankment shall be seeded with an appropriate perennial grass seed and mulched. The debris removal, topsoil dressing, seeding, and fence construction shall be completed prior to completion of the parking area or November 1, 2005, whichever occurs first.
6. All future mowing and vegetation clearing beyond the limits of disturbance line shown on the plans referenced in Special Condition No. 1 of this permit is prohibited without further written approval from the Department.
7. All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass seed and mulched with hay or straw within one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established.
8. If seeding is impracticable due to the time of year, a temporary mulch shall be applied and final seeding shall be performed at the earliest opportunity when weather conditions favor germination and growth but not more than six months after project completion.

DEC PERMIT NUMBER

3-3348-00225/00001

FACILITY ID NUMBER

PROGRAM NUMBER

FW CO-2

Page 4 of 5

SPECIAL CONDITIONS
For Article 24 (Freshwater Wetlands)

STATE ENVIRONMENTAL QUALITY REVIEW

Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action with the Town of New Windsor designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

Distribution:

D. Gaugler, DEC Region 3

ACOE NY District

Town of New Windsor Planning Board

M. Day, P.E.

DEC PERMIT NUMBER

3-3348-00225/00001

FACILITY ID NUMBER

PROGRAM NUMBER

FW CO-2

Page 5 of 5

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NOTICE OF COMPLETE APPLICATION

Applicant:

Builders Association of the Hudson Valley Inc
338 Meadow Ave
PO Box 7123
Newburgh, NY 12550

Facility:

Builders Association of the Hudson Valley HQ
1161 Little Britain Rd
New Windsor, NY 12553

Application ID: 3-3348-00225/00001

Permit(s) Applied for: 1 Article 24 Freshwater Wetlands

Project is located: in New Windsor in Orange County

Project Description:

The applicant proposes to remove debris and construct a portion of a parking area with the 100-foot adjacent area of State-designated Freshwater Wetland CO-2 (Class II). The project site is located on the south side of NYC Route 207 (Little Britain Road), approximately 500 feet west of the intersection with North Jackson Avenue. Approximately 0.16 acre of the 100-foot adjacent area will be converted to parking area. In addition, miscellaneous concrete rubble debris present on the site will be removed from the wetland adjacent area and the area restored. The overall project involves conversion of an existing one-story, 3,744 square foot wood and masonry building to a two-story, 5,930 square foot office space.

State Environmental Quality Review (SEQR) Determination

Project is a Limited Action and will not have a significant impact on the environment. A Negative Declaration is in file. A coordinated review was not performed.

SEQR Lead Agency

None

Designated State Historic Preservation Act (SHPA) Determination

Cultural resource field and map have been checked. No registered, eligible or inventoried archaeological sites or historic structures were identified at the project location. No further review in accordance with SHPA is required.

Availability for Public Comment

Comments on this project must be submitted in writing to the Contact Person no later than 11/12/2004.

Contact Person

Scott B. Sheehy

NYSDEC

77 South Platt Corners Rd.

New Paltz, NY 12561-1090

(845) 256-3050



11/10/04

Builders Association

P.B. #

04-13



NEGATIVE DEC:

M)___S)___VOTE: A___N___

CARRIED: Y_____N_____

CLOSED:

SCHEDULE P.H.: Y N

SEND TO DEPT. OF TRANSPORTATION: Y

VOTE: A N

Y N

APPROVAL:

APPROVED: _____

N

CONDITIONS - NOTES:

[illegible]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/2004

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	08/31/2004	MUNICIPAL HIGHWAY	09/08/2004	APPROVED
REV2	08/31/2004	MUNICIPAL WATER	/ /	
REV2	08/31/2004	MUNICIPAL SEWER	/ /	
REV2	08/31/2004	MUNICIPAL FIRE	09/08/2004	APPROVED
REV2	08/31/2004	NYS DOT	/ /	
REV1	07/14/2004	MUNICIPAL FIRE	07/14/2004	APPROVED
ORIG	06/08/2004	MUNICIPAL HIGHWAY	08/31/2004	SUPERSEDED BY REV2
ORIG	06/08/2004	MUNICIPAL WATER	08/31/2004	SUPERSEDED BY REV2
ORIG	06/08/2004	MUNICIPAL SEWER	08/31/2004	SUPERSEDED BY REV2
ORIG	06/08/2004	MUNICIPAL FIRE	06/09/2004	DISAPPROVED
		. 25' ACCESS FROM SIDE LOT TO BACK LOT SHALL BE 30' WIDE TO		
		. ALLOW EMERGENCY VEHICLE ACCESS TO REAR, SHOULD CARS BE		
		. PARKED ON EITHER OR BOTH SIDES.		
ORIG	06/08/2004	NYS DOT	08/31/2004	SUPERSEDED BY REV2
ORIG	06/07/2004	E 911 COODINATOR	06/09/2004	NO 911 ISSUES

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY
APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/08/2004	EAF SUBMITTED	05/26/2004	WITH APPLIC
ORIG	06/08/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/08/2004	LEAD AGENCY DECLARED	06/09/2004	TOOK LA
ORIG	06/08/2004	DECLARATION (POS/NEG)	09/22/2004	DECL NEG DEC
ORIG	06/08/2004	SCHEDULE PUBLIC HEARING . CORRECT PLAN PRIOR TO SETTING PUBLIC HEARING DATE	06/09/2004	SCHED PH
ORIG	06/08/2004	PUBLIC HEARING HELD	07/14/2004	CLOSED PH
ORIG	06/08/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	06/08/2004	PRELIMINARY APPROVAL	/ /	
ORIG	06/08/2004		/ /	

BUILDERS ASSOCIATION

MR. EDSALL: One item the board may recall the Builders Association application out on Route 207 that you asked me to follow up on relative to the status or need for a permit from DEC for them to proceed with their work, in fact, they really do need a permit, they have applied for the permit, they have received a notice from DEC for an incomplete application and one of the items in that notice was the fact that this board as lead agency had not reached a determination for a negative dec or positive dec for the site plan application, I believe this board had no problems with what was proposed and you're not aware of any reasons why or any significant impacts which would occur as a result of the application? So procedurally, I'd suggest that if you agree you adopt a negative dec for the Builders Association site plan so they can go back to DEC, take care of the other items and have in hand the negative declaration.

MR. PETRO: They're lead agency, correct?

MR. EDSALL: You are lead agency for the site plan, they cannot process the permit because it's one action the site plan so they need your negative dec before they can proceed with their completion of the permit process.

MR. PETRO: Doesn't the Town line run there through there somewhere? It's all New Windsor.

MR. EDSALL: Yeah, this is right on 207.

MR. BABCOCK: Right across from Little Britain Elementary School.

MR. PETRO: Okay.

MR. BABCOCK: So you suggested the board would give

them the negative dec.

MR. PETRO: I do. Any comment? Motion.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Builders Association of the Hudson Valley. Any further comment from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

New York State Department of Environmental Conservation
Division of Environmental Permits
NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561-1696
(845) 256-3054



October 21, 2004

BUILDERS ASSOCIATION OF THE HUDSON VALLEY INC
338 MEADOW AVE
PO BOX 7123
NEWBURGH, NY 12550

Re: DEC ID # 3-3348-00225/00001
BUILDERS ASSOCIATION OF THE HUDSON VALLEY HQ

Dear Applicant :

Please be advised that your application for a DEC permit(s) is complete and a technical review has commenced. Notice and the opportunity for public comment is required for this application. Enclosed is a Notice of Complete Application for your project. Please have the Notice published in the newspaper identified below once during the week of 10/25/2004 on any day Monday through Friday.

The official newspaper of the Town (City) of NEW WINDSOR.
Contact the Town (City) Clerk's office to confirm the official newspaper.

Only the Notice of Complete Application, that information presented between the horizontal lines, on the enclosed pages(s) should be published. Do not print this letter or the information contained below the second bold horizontal line. Please request the newspaper publisher to provide you with a Proof of Publication for the Notice. Upon receipt of the Proof of Publication promptly forward it to this office. You must provide the Proof of Publication before a final decision can be rendered on your application. You are responsible for paying the cost of publishing the Notice in the newspaper.

Notification of this complete application is also being provided by this Department in the NYSDEC Environmental Notice Bulletin.

This notification does not signify approval of your application for permit. Additional information may be requested from you at a future date, if deemed necessary to reach a decision on your application. Your project is classified major under the Uniform Procedures Act. Accordingly, a decision is due within 90 days of the date of this notice unless a public hearing is held, which may extend this time frame. If a public hearing is necessary, you will be notified.

If you have any questions please contact me at the above address or phone number above.

Sincerely,

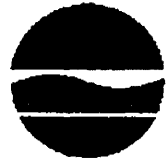
Scott E. Sheeley
SCOTT E SHEELEY

Division of Environmental Permits

ph. 845-256-3050

cc: M. Day (w/NOTICE)

THIS IS NOT A PERMIT



**New York State Department of Environmental Conservation
Notice of Complete Application**

Date: 10/21/2004

Applicant: BUILDERS ASSOCIATION OF THE HUDSON VALLEY INC
338 MEADOW AVE
PO BOX 7123
NEWBURGH, NY 12550

Facility: BUILDERS ASSOCIATION OF THE HUDSON VALLEY HQ
1161 LITTLE BRITAIN RD
NEW WINDSOR, NY 12553

Application ID: 3-3348-00225/00001

Permits(s) Applied for: 1 - Article 24 Freshwater Wetlands

Project is located: in NEW WINDSOR in ORANGE COUNTY

Project Description:

The applicant proposes to remove debris and construct a portion of a parking area within the 100-foot adjacent area of State-designated Freshwater Wetland CO-2 (Class II). The project site is located on the south side of NYS Route 207 (Little Britain Road), approximately 500 feet west of the intersection with North Jackson Avenue. Approximately 0.16 acre of the 100-foot adjacent area will be converted to parking area. In addition, miscellaneous concrete rubble debris present on the site will be removed from the wetland adjacent area and the area restored. The overall project involves conversion of an existing one-story, 3,744 square foot wood and masonry building to a two-story, 5,930 square foot office space.

State Environmental Quality Review (SEQR) Determination

Project is an Unlisted Action and will not have a significant impact on the environment. A Negative Declaration is on file. A coordinated review was not performed.

SEQR Lead Agency None Designated

State Historic Preservation Act (SHPA) Determination

Cultural resource lists and map have been checked. No registered, eligible or inventoried archaeological sites or historic structures were identified at the project location. No further review in accordance with SHPA is required.

Availability For Public Comment

Comments on this project must be submitted in writing to the Contact Person no later than 11/12/2004

Contact Person

SCOTT E SHEELEY
NYSDEC
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561-1696
(845) 256-3054
3050

CC List for Complete Notice

SUPERVISOR, TOWN OF NEW WINDSOR

~~TOWN OF NEW WINDSOR~~ PLANNING BOARD

M. MORAN, REGIONAL DIRECTOR

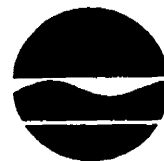
D. GAUGLER, DEC REGION 3

M. DAY, M.A. DAY ENGINEERING

ENB

File

New York State Department of Environmental Conservation
Region 3, Division of Environmental Permits
21 South Putt Corners Road, New Paltz, NY 12561-1696
(845) 256-3000 FAX (845) 255-3042
Website: www.dec.state.ny.us

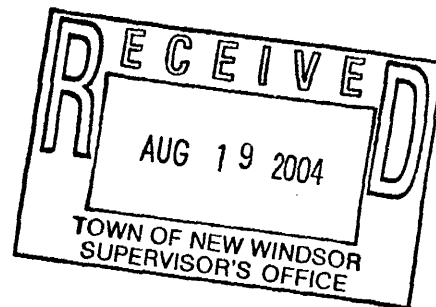


Erin M. Crotty
Commissioner

August 17, 2004

Mark Day, P.E.
M.A. Day Engineering
942 Route 376, Suite 218
Wappingers Falls, New York

RE: Builders Association Headquarters - 1161 Little Britain Road
Town of New Windsor, Orange County
DEC Pre-application No. 3-3348-00225/00001



Dear Mr. Day:

The New York State Department of Environmental Conservation (DEC) has reviewed a site plan that was submitted to the Department for the above-referenced project.

According to the plan we received, the project involves the conversion of an existing one-story house and building to a two-story office building with associated parking and septic system improvements. The project site is located on the south side of Little Britain Road (State Route 207), just west of the intersection with South Jackson Avenue. The site contains a portion of State-designated Freshwater Wetland CO-2 (Class II) and its 100-foot adjacent area. As shown on the plan, portions of the parking area and septic system are proposed to be constructed within the 100-foot adjacent area of Freshwater Wetland CO-2. Based on our review, an Article 24, Freshwater Wetland permit is required for the proposed project.

At this time, no applications for DEC permits have been submitted to the Department for this project. Should the Builders Association wish to submit an application, the following additional information and items will be required:

State Environmental Quality Review Act

1. It appears that the project is subject to review pursuant to the New York State Environmental Quality Review Act (SEQR). We recommend that a coordinated review be performed with either the Town or County agency having oversight of this facility or site serving as the lead agency. The application cannot be considered complete until the requirements of SEQR are met. Specifically, a lead agency must be designated and either issue a negative declaration or accept a draft environmental impact statement (in the case of a positive declaration).

Freshwater Wetlands

2. A Joint Application Form must be completed and signed by the Builders Association (copy enclosed). If the Builders Association is not the current property owner, either the application form must also be signed by the property owner or a letter of authorization from the property owner must be provided that grants permission for the Builders Association to apply for DEC permits.
3. A brief project narrative must be provided that addresses the following issues:
 - a. The purpose and need for each component of the project, including the parking and septic system requirements;

- b. An estimate of the total area of disturbance (*e.g.*, clearing, grading, filling, *etc.*) within Freshwater Wetland CO-2 and its 100-foot adjacent area;
 - c. An explanation of how the project meets permit issuance standards. To meet permit issuance standards, the amount of disturbance to the wetland must be avoided and minimized to the maximum extent practicable. Please provide additional information that demonstrates that wetland impacts have been minimized to the greatest extent practicable. Specifically, please provide an analysis of alternatives that would avoid impacts to the wetland and its 100-foot adjacent area.
4. Please note that septic systems are generally not permitted within State-designated Freshwater Wetlands or their 100-foot adjacent areas. Therefore, the plan should be revised so that all septic system components are located outside the regulated area. If this is not possible, please explain why (also see Item No. 3 above).
5. The project plan must be revised to show/include the following:
- a. A "Limits of Disturbance" line that shows the limits of all clearing, grading, and other construction activities proposed for the project;
 - b. The locations and types of erosion control measures that will be used during project construction;
 - c. A properly completed wetland boundary validation block must be added to the site plan, in accordance with the enclosed sheet entitled "Delineating and Surveying Freshwater Wetland Boundaries". The validation block shown on the plan provided is not consistent with the required format.
 - d. The acreage and location of proposed filling within the wetland and its 100-foot adjacent area. However, please note Item Nos. 3 & 4 above.
 - e. The septic system type and design capacity should be noted on the plan.

Sewage Disposal

6. According to the plan provided, a new sewage disposal system will be constructed to replace the existing system. The capacity and design of the system must be identified for the Department to determine what, if any, State Pollutant Discharge Elimination System (SPDES) permit would be needed. If necessary, an application for any applicable SPDES permit must also be submitted.

Stormwater Management

7. If the project will result in the disturbance of over one acre of land, a Stormwater Pollution Prevention Plan (SWPPP) must be prepared and submitted for DEC review in accordance with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities (GP-02-01).

When the Builders Association submits the permit application, three collated copies of the requested materials should be sent to my attention. Please refer to the DEC Pre-Application No. noted above in all correspondence. Depending on the materials and the plans that are provided, additional information may be required.

Mr. Day; August 17, 2004
Builders Association of the Hudson Valley
Page 3

If you have any questions about this letter, please call me at (845) 256-3050. Thank you.

Sincerely,



Scott E. Sheeley
Deputy Regional Permit Administrator

Enclosures

cc: M. Moran, Regional Director
D. Gaugler, DEC Region 3
~~Town of New Windsor Planning Board~~
Builders Association of the Hudson Valley (w/enclosures)

BUILDERS ASSOCIATION OF THE HUDSON VALLEY (04-13)

Mr. Mark Day appeared before the board for this proposal.

MR. PETRO: Proposes reconstruction of the rear portion of the building into two stories. The plan was reviewed on concept basis only, NC zone, proposed use is use by right in the zone, bulk information shown on the plan is correct for the zone and directions are needed for the proposed values. There's quite a few of them, get a copy of Mark's comments and fix those. You don't need to go over them. Why don't you give us a general idea of what you want to do? Where is this located?

MR. DAY: It's on Little Britain Road, it's 1161 Little Britain Road, some of you may have known it as the Volpe Insurance.

MR. BABCOCK: By Little Britain School across the street from Little Britain school.

MR. PETRO: There's an empty lot on the corner.

MR. DAY: This is Jackson Avenue and this is the empty lot, this is a small ranch with a masonry addition.

MR. PETRO: It has lot of bottom space that can't be used because the ceilings are too low.

MR. DAY: Basically what we're here tonight to present is if any of you remember what that building looked like these are the proposed front elevations, this would be the proposed west elevation which would be looking this way towards Jackson, this would be the easterly elevation looking this direction. One of the proposals we're here tonight to discuss is we're going to basically remodel the existing house, take the roof off, we're going to add a second story to the existing

masonry portion of this building. Right now, it's a single story, it comes up about halfway through the second story of the house, we're going to add a legal floor onto that and then revamp the roof to kind of bring this altogether as one structure to make it look more uniform. We're also coming behind the building with a pavement and we're going to pave around this so that we meet our paving requirements.

MR. PETRO: Going to do anything on the other lot? There's a sub size lot on the corner.

MR. DAY: This is not part of it.

MR. PETRO: Secondly, there's no sewer, are you going to have a septic system for commercial property like this?

MR. DAY: Right, there's an existing sewage system here, we're proposing to revamp that, we've made the proposal as part of this application to do that over.

MR. SCHLESINGER: That's the building, the sprinkler system people were in?

MR. PETRO: Yes. You're going to be over 5,000 feet when it's complete?

MR. DAY: It will be this area down here is going to be storage so when you say 5,000, it's not 5,000 habitable, we're asking that we're going to be utilizing the lower floor, that's not as you mentioned, we're not using that, that's only for storage for the Builders Association.

MR. PETRO: Mike, that lower section where you mentioned storage, I think if it's a tenant in the building it was okay to have the storage, wasn't there a problem with storage?

MR. BABCOCK: Actually, what the last tenant did is moved out the storage and moved in desks, actually made office areas in there, we asked them to move out. Storage we don't, we have no objection to.

MR. PETRO: In the 5,000 foot calculation you're going to calculate that in for the sprinkler system?

MR. BABCOCK: I don't know that that's the case, it's not an additional 5,000 square foot so I don't know the fire--

MR. PETRO: It will bring the entire structure over 5,000.

MR. BABCOCK: I don't think that that does that.

MR. PETRO: Okay then--

MR. BABCOCK: I think that the sprinkler system will come into now the use of the building and if there's an assembly use that goes over a hundred people then they'd be looking at a sprinkler system. I'm sure they have talked to John McDonald, there's something here.

MR. ARGENIO: It doesn't meet the requirement because it doesn't reach the threshold of the use, is that it?

MR. BABCOCK: I don't know that yet as far as the State Code, I don't know that.

MR. PETRO: Tell you what, it's not a planning board issue, I'm just making you aware of it.

MR. ARGENIO: Jim, I was curious for myself.

MR. PETRO: Fire says here 25 foot access from the side lot to the back lot shall be 30 feet wide to allow emergency vehicle access to the rear. Should cars be parked on either or both sides, I guess you're showing

25, he wants 30?

MR. DAY: Okay.

MR. EDSALL: He wants to open up the aisle width to 30 instead of 25.

MR. DAY: That's fine, we can do that.

MR. PETRO: What do you want to do tonight because you have so many--

MR. EDSALL: This is the first appearance, I did go through it and tried to get as many issues listed as possible so they can get the plan cleaned up for the next appearance, I would think you, number one, we can ask as I noted comment 3 the curb cut is not changing, correct?

MR. DAY: That's right, everything is going to remain.

MR. EDSALL: Does the board want to refer this to DOT or do you want to keep it in-house?

MR. PETRO: If the curb is not being touched, let's not refer it, why stir it up for no reason? Probably going through a lot not to disturb it for that reason.

MR. EDSALL: Just confirming that if that's the case and they're not changing the curb cut entrance I'm not aware of any other agencies that would be involved. I believe looking at the flow you're less than 750 gallons per day average flow so I believe you can take lead agency tonight.

MR. PETRO: Entertain a motion.

MR. ARGENIO: I'll make that motion.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Builders Association of Hudson Valley site plan on 207. Is there any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: I'd like to see the plan moved along one more meeting before we schedule a public hearing though because there's so many comments here that Mark has general layout, let me read some of these things.

MR. EDSALL: Jim, there's nothing on here of great significance that's going to change the layout of the plan. If you want to save one item on the agenda you could authorize a public hearing, I'll make sure that the plan is cleaned up.

MR. PETRO: I don't want to see all these items.

MR. EDSALL: That is if you want to have one.

MR. PETRO: I think we better if you feel he can get these all cleaned up that's fine, we'll schedule a public hearing so save them a trip back.

MR. ARGENIO: I'll make a motion we schedule a public hearing for Builders Association.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board schedule a public hearing for the Builders Association of Hudson Valley site plan on 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: I'll tell you I think overall I don't see any problem, get back together with Mark, just go over these bullet items and you're not going to be bothering the DOT, lead agency we're going to have a public hearing, I think you're well on your way.

MR. DAY: Thank you very much.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENTY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BUILDERS ASSOC. OF HUDSON VALLEY SITE PLAN
PROJECT LOCATION: NYS ROUTE 207
SECTION 32 – BLOCK 2 – LOT 84
PROJECT NUMBER: 04-13
DATE: 9 JUNE 2004
DESCRIPTION: THE APPLICATION PROPOSES THE CHANGE IN USE OF THE EXISTING BUILDING TO AN OFFICE WITH INCIDENTAL MEETING USE. THE SITE WORK INCLUDES RECONSTRUCTION OF THE REAR PORTION OF THE BUILDING TO 2-STORY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located in the NC Zoning District of the Town. The lower floor of the rear portion of the building will be office tenant use, with the front portion of the building and upper rear floor for use by the Builders Association. The proposed use is a use by right in the zone.

The “required” bulk information shown on the plan is correct for the zone and use. Corrections are needed to the “proposed” values as follows:

- Lot width is measured at the front yard (required) setback. Correct value.
- Indicate provided street frontage
- Indicate existing front yard setback, and note as a pre-existing non-conforming condition (by asterisk)
- Correct side yard and total side yard values must be indicated.
- Correct rear yard value must be indicated.
- The floor area ratio appears to need correction.
- The lot coverage value looks low. Please verify.

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

2. I have reviewed this initial plan and have the following comments:

- The property adjoins the OLI and is near the R-1 Zoning Districts. Please show all nearby zone lines on the Tax Map/Area Map.
- Given the location of the handicapped space serving the Builders Assoc. use, some directional sign use may be appropriate.
- The lighting proposes a mix of wall mounted fixtures and pole mounted fixtures. Lighting layout appears generally acceptable; however, in the front area visible from the state highway, we need to be very careful about glare. Please provide photometrics for both fixtures.
- Once the general layout is deemed acceptable to the Board, we will begin a review of the submitted SDS design.
- Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans.

3. It is my understanding that the existing drive access to Rt. 207 is not being changed as part of this application. As such, the Planning Board may wish to determine if the plan should be forwarded to the NYSDOT based on the other changes proposed as part of this application.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW04-13-09 June04.doc

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: PB-04-13
Builders Assoc. of Hudson Valley



DATE: September 8, 2004

Fire Prevention Reference Number: FPS-04-036

The above referenced Site Plan has been reviewed and found to be acceptable.

New York State Department of Environmental Conservation
Region 3, Division of Environmental Permits
21 South Putt Corners Road, New Paltz, NY 12561-1696
(845) 256-3000 FAX (845) 255-3042
Website: www.dec.state.ny.us



September 15, 2004

P.B. 04-13

Mark Day, P.E.
M.A. Day Engineering
942 Route 376, Suite 218
Wappingers Falls, New York

RE: Builders Association Headquarters - 1161 Little Britain Road
Town of New Windsor, Orange County
DEC Application No. 3-3348-00225/00001

NOTICE OF INCOMPLETE APPLICATION

Dear Mr. Day:

The New York State Department of Environmental Conservation (DEC) has reviewed the application for a Freshwater Wetland permit you submitted to the Department on behalf of the Builders Association of the Hudson Valley.

According to the plan we received, the project involves the conversion of an existing one-story house and building to a two-story office building with associated parking and septic system improvements. The project site is located on the south side of Little Britain Road (State Route 207), just west of the intersection with South Jackson Avenue. The site contains a portion of State-designated Freshwater Wetland CO-2 (Class II) and its 100-foot adjacent area. As shown on the plan, portions of the parking area are proposed to be constructed within the 100-foot adjacent area of Freshwater Wetland CO-2. Based on our review, the application is incomplete. The following additional items are required:

State Environmental Quality Review Act

1. Based on your letter dated August 23, 2004, the Town of New Windsor will be serving as the lead agency for the review of this project pursuant to the State Environmental Quality Review Act (SEQR). The application cannot be considered complete until the requirements of SEQR are met. Specifically, the lead agency must either issue a negative declaration or accept a draft environmental impact statement (in the case of a positive declaration).

Freshwater Wetlands

2. Please revise the project plan to show a "Limits of Disturbance" line that shows the limits of all clearing, grading, and other construction activities proposed for the project.
3. Based on the photographs provided with the permit application, it appears that some amount of concrete rubble and other debris have been placed in the regulated area (see Photograph Nos. 2, 6 and 7). Please explain what the debris consists of and when it was placed on the property. To minimize impacts to the wetland 100-foot adjacent area that will result from this project, it may be appropriate to develop and implement a plan for the removal of any debris or refuse present within the regulated area. To discourage future filling or further encroachment into the regulated area, we recommend that a permanent or semi-permanent barrier consisting of woody plantings, a fence, or other linear structure be erected along the limits of the proposed parking area and wetland 100-foot adjacent area.

9/22

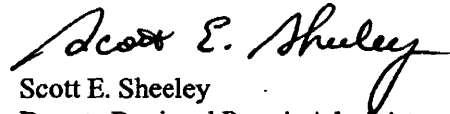
CC: M.E.

Mr. Day; September 15, 2004
Builders Association of the Hudson Valley
Page 2

Please provide three copies of the requested information to my attention, when available. Depending on the materials and the plans that are provided, additional information may be required.

If you have any questions about this letter, please call me at (845) 256-3050. Thank you.

Sincerely,



Scott E. Sheeley
Deputy Regional Permit Administrator

cc: M. Moran, Regional Director
D. Gaugler, DEC Region 3
~~Town of New Windsor~~ Planning Board
Builders Association of the Hudson Valley

Public Hearing



RESULTS OF P.B. MEETING OF:

July 14, 2004

PROJECT: Builders Assoc. of Hudson Valley

P.B. # 04-13

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y___N___

M)____S)____VOTE: A____N____

TAKE LEAD AGENCY: Y_____N_____

CARRIED: Y_____N_____

M)___S)___VOTE: A___N___

CARRIED: Y_____N_____

PUBLIC HEARING: **WAIVED:** _____ **CLOSED:** /

WAIVED:

CLOSED:

M) A S) L VOTE: A 5 N 0

SCHEDULE P.H.: Y____N____

SEND TO O.C. PLANNING: Y_____

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)____S)____ VOTE: A____N____

RETURN TO WORK SHOP: Y___N___

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y_____N_____

CONDITIONS – NOTES:

Need review and response from D.E.C.

Add Note regarding hours of operation

Add some landscaping along residential area

Mark to follow up on D.E.C. issues

Add 100' Buffer line to plan



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** 04-13

WORK SESSION DATE: 4 AUG 2004 **PROJECT:** NEW OLD X

REAPPEARANCE AT W/S REQUESTED: NO **RESUB. REQ'D:** new plans.

PROJECT NAME: BLDG Insp

REPRESENTATIVES PRESENT: Mark Daly +

MUNICIPAL REPS PRESENT:

BLDG INSP.	<u> </u>	FIRE INSP.	<u> </u>
ENGINEER	<u>X</u>	PLANNER	<u> </u>
P/B CHMN	<u> </u>	OTHER	<u> </u>

ITEMS DISCUSSED:

- Mike Nowicki did wetlands del.
- add Fit A inclux
- call out A to better
- SPS - design submitted
- App@ DEC for work in buffer
- for work in buffer zone
- for next submittal

① fix plans
② SPS - design
③ DEC letter or contract saying ok

STND CHECKLIST:

DRAINAGE	<u> </u>	PROJECT TYPE
DUMPSTER	<u> </u>	<u>SITE PLAN</u>
SCREENING	<u> </u>	SPEC PERMIT
LIGHTING	<u> </u>	L L CHG.
(Streetlights)	<u> </u>	SUBDIVISION
LANDSCAPING	<u> </u>	OTHER
BLACKTOP	<u> </u>	
ROADWAYS	<u> </u>	
APPROVAL BOX	<u> </u>	

PROJECT STATUS:

ZBA Referral: X Y N

Ready For Meeting Y X N

Recommended Mtg Date next
avail after

**TOWN OF NEW WINDSOR
ENGINEER, PLANNING BOARD
AND ZONING BOARD OF APPEALS OFFICE
Tele: 845-563-4615 Fax: 845-563-4695**

MEMORANDUM

**TO: SCOTT SHEELEY – NYSDEC
 DEPUTY REGIONAL PERMIT ADMINISTRATOR**

FROM: MYRA MASON, SECRETARY TO THE BOARD

DATE: OCTOBER 19, 2004

**SUBJECT: NEGATIVE DECLARATION FOR P.B. #04-13
 BUILDERS ASSOCIATION
 DEC APPLICATION #3-3348-00225/00001**

Please find attached minutes for the regular Planning Board Meeting dated September 22, 2004 in regard to a Negative Declaration for subject project.

If you have any questions, please feel free to contact our office.

MLM

Cc: Mark J. Edsall, P.E.- P.B. Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/14/2004

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY
APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	07/14/2004	MUNICIPAL FIRE	07/14/2004	APPROVED
ORIG	06/08/2004	MUNICIPAL HIGHWAY	/ /	
ORIG	06/08/2004	MUNICIPAL WATER	/ /	
ORIG	06/08/2004	MUNICIPAL SEWER	/ /	
ORIG	06/08/2004	MUNICIPAL FIRE . 25' ACCESS FROM SIDE LOT TO BACK LOT SHALL BE 30' WIDE TO . ALLOW EMERGENCY VEHICLE ACCESS TO REAR, SHOULD CARS BE . PARKED ON EITHER OR BOTH SIDES.	06/09/2004	DISAPPROVED
ORIG	06/08/2004	NYSDOT	/ /	
ORIG	06/07/2004	E 911 COODINATOR	06/09/2004	NO 911 ISSUES

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/14/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY
APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/08/2004	EAF SUBMITTED	05/26/2004	WITH APPLIC
ORIG	06/08/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/08/2004	LEAD AGENCY DECLARED	06/09/2004	TOOK LA
ORIG	06/08/2004	DECLARATION (POS/NEG)	/ /	
ORIG	06/08/2004	SCHEDULE PUBLIC HEARING	06/09/2004	SCHED PH
		. CORRECT PLAN PRIOR TO SETTING		PUBLIC HEARING DATE
ORIG	06/08/2004	PUBLIC HEARING HELD	/ /	
ORIG	06/08/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	06/08/2004	PRELIMINARY APPROVAL	/ /	
ORIG	06/08/2004		/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/14/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
0 [Disap, Appr]

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

06/09/2004 P.B. APPEARANCE LA:REVISE SCHED PH
. ADDRESS FIRE INSPECTORS CONCERNS AND ENGINEER COMMENTS -
. PLANS TO BE CORRECTED PRIOR TO SETTING PUBLIC HEARING DATE.
. RETURN TO WORK SHOP BEFORE SETTING PUBLIC HEARING DATE

05/19/2004 WORK SHOP APPEARANCE SUBMIT

05/05/2004 WORK SHOP APPEARANCE RETURN TO WS

04/21/2004 WORK SHOP APPEARANCE RETURN TO WS

-----X

BUILDERS ASSOCIATION OF THE HUDSON VALLEY P. B. #04-13

AFFIDAVIT OF SERVICE BY MAIL

MYRA L. MASON, being duly sworn, deposes and says:

That on the **25TH** day of JUNE, 2004, I compared the **(12)** addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary

14th day of July, 2004

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2007

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **JULY 14, 2004** at 7:30 P.M. on the approval of the proposed Site Plan for **BUILDERS ASSOCIATION OF THE HUDSON VALLEY**

Located at **RT. 207** (Tax Map #Section **32**, Block **2**, Lot **84**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: JUNE 17, 2004

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

June 14, 2004

Builders Association of
Hudson Valley
338 Meadow Avenue
Newburgh, NY 12550

Re: 32-2-84 PB# 04-13

To Whom It May Concern:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Planning Board

32-1-11.31
John Steinberg, Jr.
1 Lenape Lane
Salisbury Mills, NY 12577

32-2-4
NYS DOT c/o Carlton Boorn
Accounting Bureau – State Campus
Building 5 – Room 401
Albany, NY 12232-0745

32-2-82
Lynn & Liduvina Beesecker
118 Weeks Avenue
Cornwall-On-Hudson, NY 12520

32-2-83.2
County of Orange
255-275 Main Street
Goshen, NY 10924

Deborah Green, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553

32-1-12
Richard & Linda Ostner
66 Union Avenue
New Windsor, NY 12553

32-2-81
Henry & Nancy Specht
511 Lake Road
New Windsor, NY 12553

32-2-83.1
Angelo Sakadelis
445 Toleman Road
Rock Tavern, NY 12575

George J Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553

Mark J Edsall, P.E.
McGoey & Hauser Cons. Engineers, P.C.
33 Airport Center Drive – Suite 202
New Windsor, NY 12553

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

DATE: 06-14-04 PROJECT NUMBER: ZBA# _____ P.B. # 04-13

APPLICANT NAME: BUILDERS ASSOCIATION OF HUDSON VALLEY

PERSON TO NOTIFY TO PICK UP LIST:

BUILDERS ASSOC. OF HUDSON VALLEY
338 MEADOW AVENUE
NEWBURGH, NY

TELEPHONE: 562-0002

TAX MAP NUMBER: SEC. 32 BLOCK 2 LOT 84
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: RT. 207
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 12258

TOTAL CHARGES: _____



TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12553

Telephone: (845) 563-4611

Fax: (845) 563-4670

REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

HUDSON VALLEY BUILDERS SITE
PLAN FILE, ROUTE 207 (WEST
OF JACKSON AVE)

Date Records Requested:

7/6/04

Name:

Bill STEIDLE

Address:

575 JACKSON AVE
N. WINDSOR

Phone:

(845) 564-4111

Representing:

SELF

Documents may not be taken from this office.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

☐ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor **P/B APP. NO.:** _____

WORK SESSION DATE: 16 June 2004 **PROJECT:** NEW _____ OLD _____

REAPPEARANCE AT W/S REQUESTED: _____ **RESUB. REQ'D:** _____

PROJECT NAME: Builders Assoc of H.V.

REPRESENTATIVES PRESENT: _____

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

X

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

OK for P/H
Show front yd impl-
fix Fan 1074
fix on detail

STND CHECKLIST:

DRAINAGE _____
DUMPSTER _____
SCREENING _____
LIGHTING _____
(Streetlights)
LANDSCAPING _____
BLACKTOP _____
ROADWAYS _____
APPROVAL BOX _____

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____

June 9, 2004

P.B. # 04-13

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N

TAKE LEAD AGENCY: Y N

NEGATIVE DEC:

M) S) VOTE: A N

CARRIED: Y N

M) A S) 5 VOTE: A 5 N 0

CARRIED: Y ☒ N

PUBLIC HEARING:

WAIVED:

CLOSED:

M) A S) K VOTE: A 5 N 0 SCHEDULE P.H.: Y ✓ N

SCHEDULE P.H: Y ☒ N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) S) VOTE: A N APPROVED: _____

APPROVED: _____

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

Address fire concerns	Mark's Comments
Plans to be corrected before P.H. (at workshop)	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/08/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 4-13

NAME: BUILDERS ASSOCIATION OF THE HUDSON VALLEY

APPLICANT: BUILDERS ASSOC OF THE HUDSON VALLEY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/26/2004	REC. CK. #12211	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

JH
6/10/04

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#569-2004

06/10/2004

Builders Association

PB 04-13 application fee


Received \$ 125.00 for Planning Board Fees, on 06/10/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman
FROM: John McDonald, Fire Inspector
SUBJECT: Builders Association of the Hudson Valley
DATE: July 14, 2004



Fire Prevention Reference Number: FPS-04-031

A review of the above referenced site plan has been reviewed and found to be acceptable.

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: James Petro, Planning Board Chairman

FROM: John McDonald, Fire Inspector

SUBJECT: PB-04-13
Builders Assoc. of the Hudson Valley

DATE: June 9, 2004



Fire Prevention Reference Number: FPS-04-025

The above referenced Site Plan has been reviewed and is disapproved for the following reasons:

- 1) twenty five (25') access from side lot to back lot shall be 30' feet wide to allow emergency vehicle access to rear, should cars be parked on either or both sides.

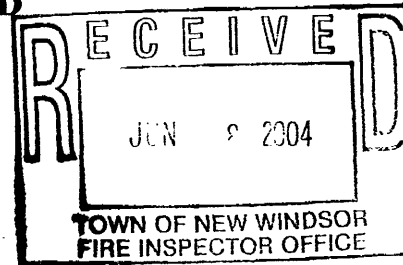


Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET



TO: FIRE INSPECTOR

P.B. FILE #04-13

DATE RECEIVED: 06-01-04

PLEASE RETURN COMPLETED FORM TO MYRA

BY: A.S.A.P. TO BE ON AGENDA FOR THE 06-09-04 PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

BUILDERS ASSOC. OF THE HUDSON VALLEY

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: _____

☒ DISAPPROVED:

Notes: ① Twenty five (25') Access from Side lot
to back lot shall be 30' feet wide to
allow Emergency vehicle access to rear
Should cars be parked on either or both
Sides

Signature: _____

Reviewed by

date

6/8/04



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: E 911 COORDINATOR

P.B. FILE #04-13 DATE RECEIVED: 06-01-04

PLEASE RETURN COMPLETED FORM TO MYRA
BY: A.S.A.P. TO BE ON AGENDA FOR THE 06-09-04 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

BUILDERS ASSOC. OF THE HUDSON VALLEY

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: NO E-911 ISSUES

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by

date

6/8/04

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**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: NEW WINDSOR

P/B APP. NO.: 700-3

WORK SESSION DATE: 5 MAY 2004

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: Yes

RESUB. REQ'D: later full app

PROJECT NAME: Bulldozers Assoc

REPRESENTATIVES PRESENT: Jerry Casera, Mah, Kurt

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

Truck 1 shown 1558

New Bldg 2186

2186

5930 - 150 - 39.5 = 40

- topo (shown)

- entrance loc (shown)

- present rip

- Dr - Cr 85%

- SDS just by capacity

- add lighting / landsc. plan

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

**PROJECT
TYPE**

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

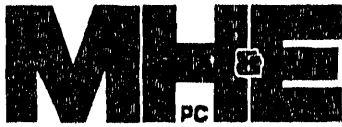
OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail mhenry@mhepc.com

☐ **Regional Office**

507 Broad Street

Millford, Pennsylvania 18337

(570) 296-2765

e-mail mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.

100-3
04-13

WORK SESSION DATE: 19 MAY 2004

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: not now

RESUB. REQ'D: Full App

PROJECT NAME: Builder Assoc

REPRESENTATIVES PRESENT:

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

- pk - how to deal with - dit ok
- new sig
- 1st good
- exit drive - no change.

- Plans ready for
submittal.

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting X Y N

Recommended Mtg Date next avail

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 32 Block 2 Lot 84

BUILDING DEPARTMENT PERMIT NUMBER PA 2004 - 0479

1. Name of Project Site Plan for the Builders Association of the Hudson Valley

2. Owner of Record Builders Association of the H.V. Phone 845-562-0002

Address: 338 Meadow Ave, P.O. Box 7123, Newburgh N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Builder Association of the H.V. Phone 845-562-0002

Address: same
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Mark A Day Phone 845-223-3202

Address: 942 Rt. 376, Suite 218 Wappingers Falls N.Y. 12590
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gerry Carosa 928-9000
Kurt Kuehner 845-896-2303 845-896-2329
(Name) (Phone) (fax)

7. Project Location: On the SOUTH side of LITTLE BRITAIN ROAD
(Direction) (Street)

8. Project Data: Acreage 1.8 Zone NC School Dist. WASHINGTONVILLE

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-13

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) THE APPLICANT WISHES TO CONSTRUCT A SECOND FLOOR ON AN EXISTING MASONRY STRUCTURE FOR OFFICE USE.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

18 DAY OF May 2004


(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

NICOLE NAUTA
NOTARY PUBLIC-STATE OF NEW YORK

No. 01-NA6101039

Qualified in Dutchess County

Please Print Agent's Name as Signed

Commission Expires November 03, 2007


NOTARY PUBLIC

TOWN USE ONLY:

DATE APPLICATION RECEIVED

04-13
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Mr. Kurt Kuehner, President BAHY, deposes and says that he resides
(OWNER)

at 423 State Rd Wappingers Falls, NY 12590 in the County of DUTCHESS
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 32 Block 2 Lot 84)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

(Agent Name & Address)

Mark A. Day, PE

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

**

[Signature]
Owner's Signature (MUST BE NOTARIZED)

18 DAY OF May 2004

NICOLE NAUTA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-NA6101039

Qualified in Dutchess County
Commission Expires November 03, 2007

[Signature]
NOTARY PUBLIC

Agent's Signature (If Applicable)

[Signature]
Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

04-13

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|-------------------------------------|-------------------------------------|
| 22. | <input checked="" type="checkbox"/> | Landscaping |
| 23. | <input checked="" type="checkbox"/> | Exterior Lighting |
| 24. | <input type="checkbox"/> N/A | Screening |
| 25. | <input checked="" type="checkbox"/> | Access & Egress |
| 26. | <input checked="" type="checkbox"/> | Parking Areas |
| 27. | <input type="checkbox"/> N/A | Loading Areas |
| 28. | <input type="checkbox"/> N/A | Paving Details (Items 25 - 27) |
| 29. | <input type="checkbox"/> N/A | Curbing Locations |
| 30. | <input type="checkbox"/> N/A | Curbing through section |
| 31. | <input type="checkbox"/> N/A | Catch Basin Locations |
| 32. | <input type="checkbox"/> N/A | Catch Basin Through Section |
| 33. | <input type="checkbox"/> N/A | Storm Drainage |
| 34. | <input checked="" type="checkbox"/> | Refuse Storage |
| 35. | <input type="checkbox"/> N/A | Other Outdoor Storage |
| 36. | <input checked="" type="checkbox"/> | Water Supply |
| 37. | <input checked="" type="checkbox"/> | Sanitary Disposal System |
| 38. | <input type="checkbox"/> N/A | Fire Hydrants |
| 39. | <input checked="" type="checkbox"/> | Building Locations |
| 40. | <input checked="" type="checkbox"/> | Building Setbacks |
| 41. | <input checked="" type="checkbox"/> | Front Building Elevations |
| 42. | <input checked="" type="checkbox"/> | Divisions of Occupancy |
| 43. | <input checked="" type="checkbox"/> | Sign Details |
| 44. | <input checked="" type="checkbox"/> | Bulk Table Inset |
| 45. | <input checked="" type="checkbox"/> | Property Area (Nearest 100 sq. ft.) |
| 46. | <input checked="" type="checkbox"/> | Building Coverage (sq. ft.) |
| 47. | <input checked="" type="checkbox"/> | Building Coverage (% of total area) |
| 48. | <input checked="" type="checkbox"/> | Pavement Coverage (sq. ft.) |
| 49. | <input checked="" type="checkbox"/> | Pavement Coverage (% of total area) |
| 50. | <input checked="" type="checkbox"/> | Open Space (sq. ft.) |
| 51. | <input checked="" type="checkbox"/> | Open Space (% of total area) |
| 52. | <input checked="" type="checkbox"/> | No. of parking spaces proposed |
| 53. | <input checked="" type="checkbox"/> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. H/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. H/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: [Signature] 05-04-09
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PROJECT ID NUMBER

617.20

SEQR


APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Builders Association of the Hudson Valley	2. PROJECT NAME Site Plan for The Builders Association
3. PROJECT LOCATION: Town of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections. Prominent landmarks etc - or provide map 1161 Little Britain Rd, Town of New Windsor, orange County, New York	
5. IS PROPOSED ACTION : <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: The applicant wishes to convert an existing 3,744 square foot, one story wood and masonry building into a 2 story 5,930 square foot wood and masonry building. The proposed building will be used to house the Builders Association's office and meeting space and additional office space for rental purposes.	
7. AMOUNT OF LAND AFFECTED: Initially 1.80 acres Ultimately 1.80 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: Site Plan approval-Planning Board	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: Planning Board	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name: _____ Date: _____ Signature: 	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

04-13

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

N/A

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

N/A

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

N/A

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

N/A

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

N/A

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

N/A

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

N/A

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:

☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

☐ Yes ☐ No

Not Known

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of New Windsor Planning Board

Name of Lead Agency

October 20, 2004

Date

James Petro, Jr.

Print or Type Name of Responsible Officer in Lead Agency

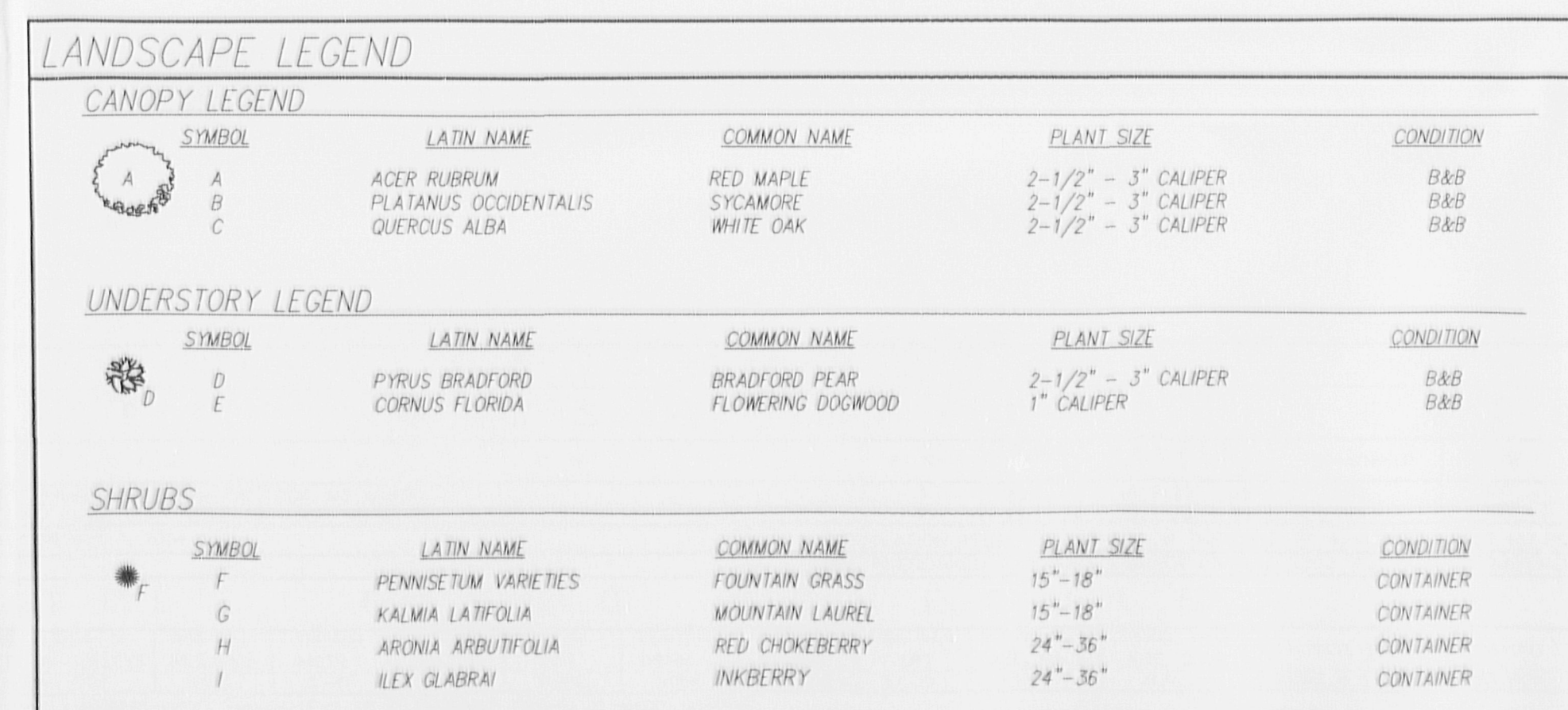
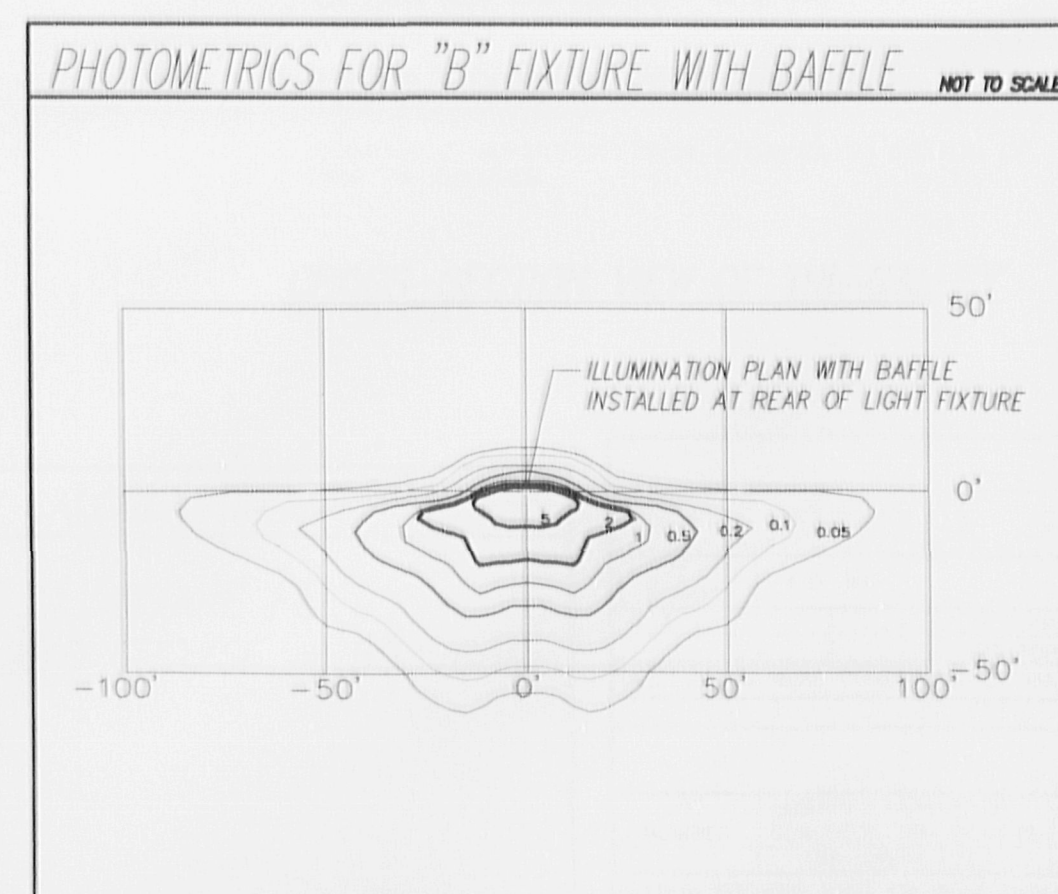
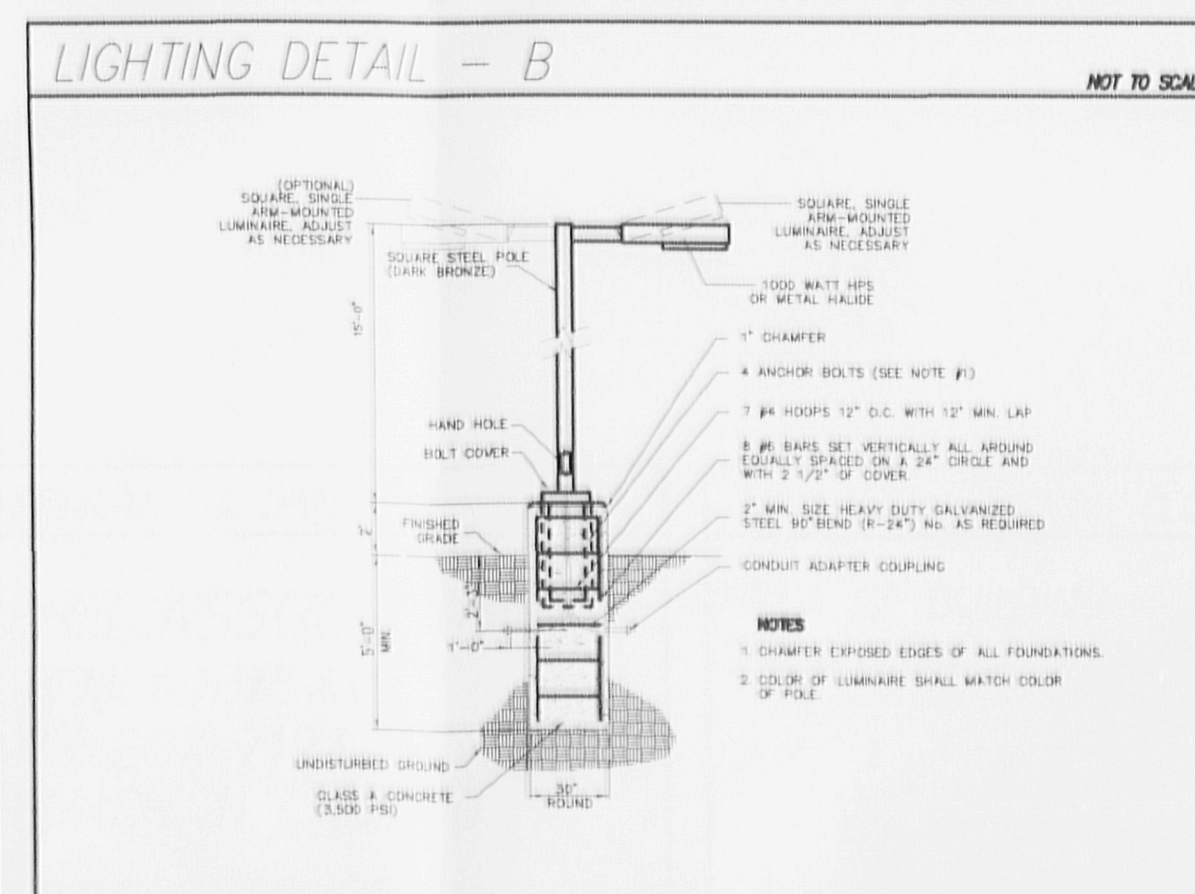
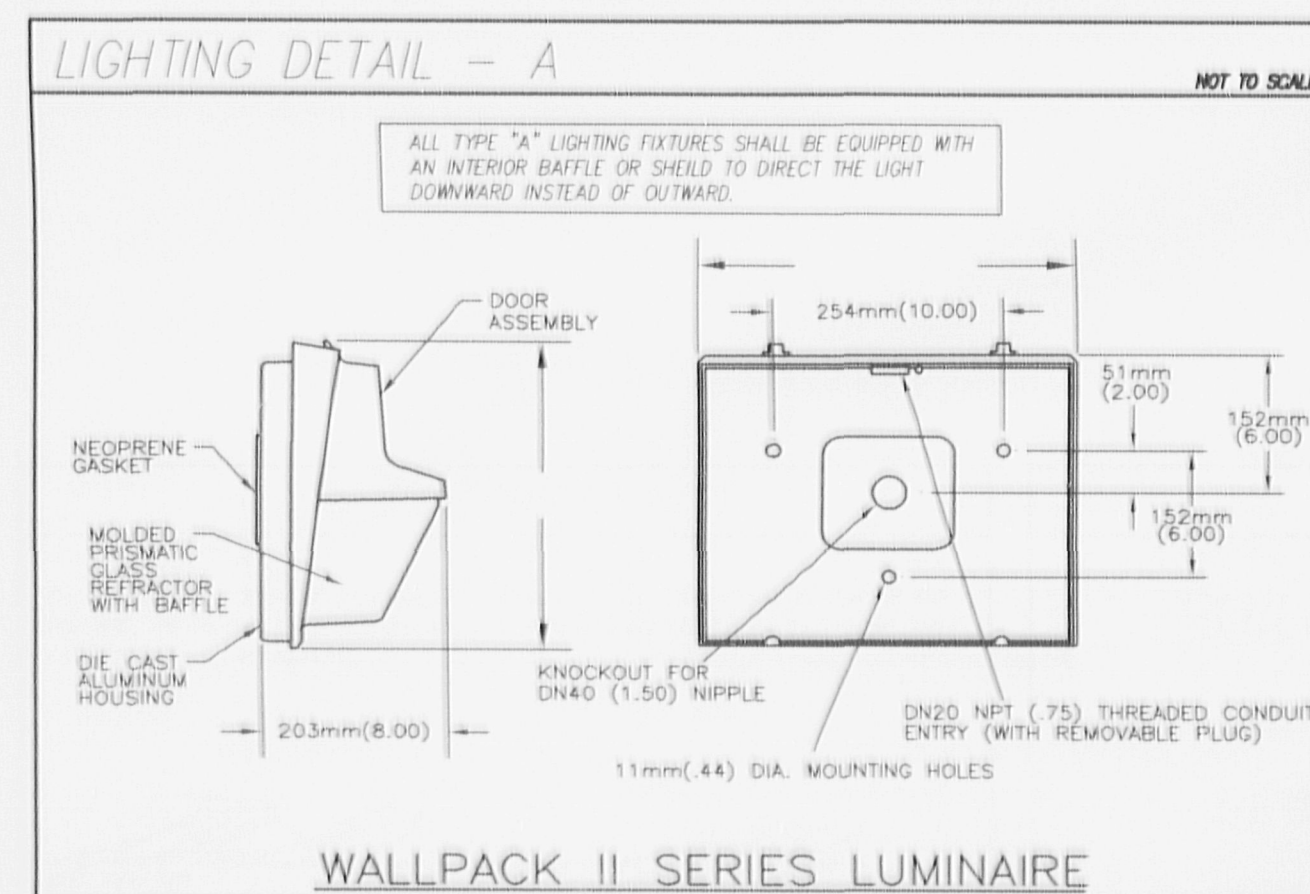
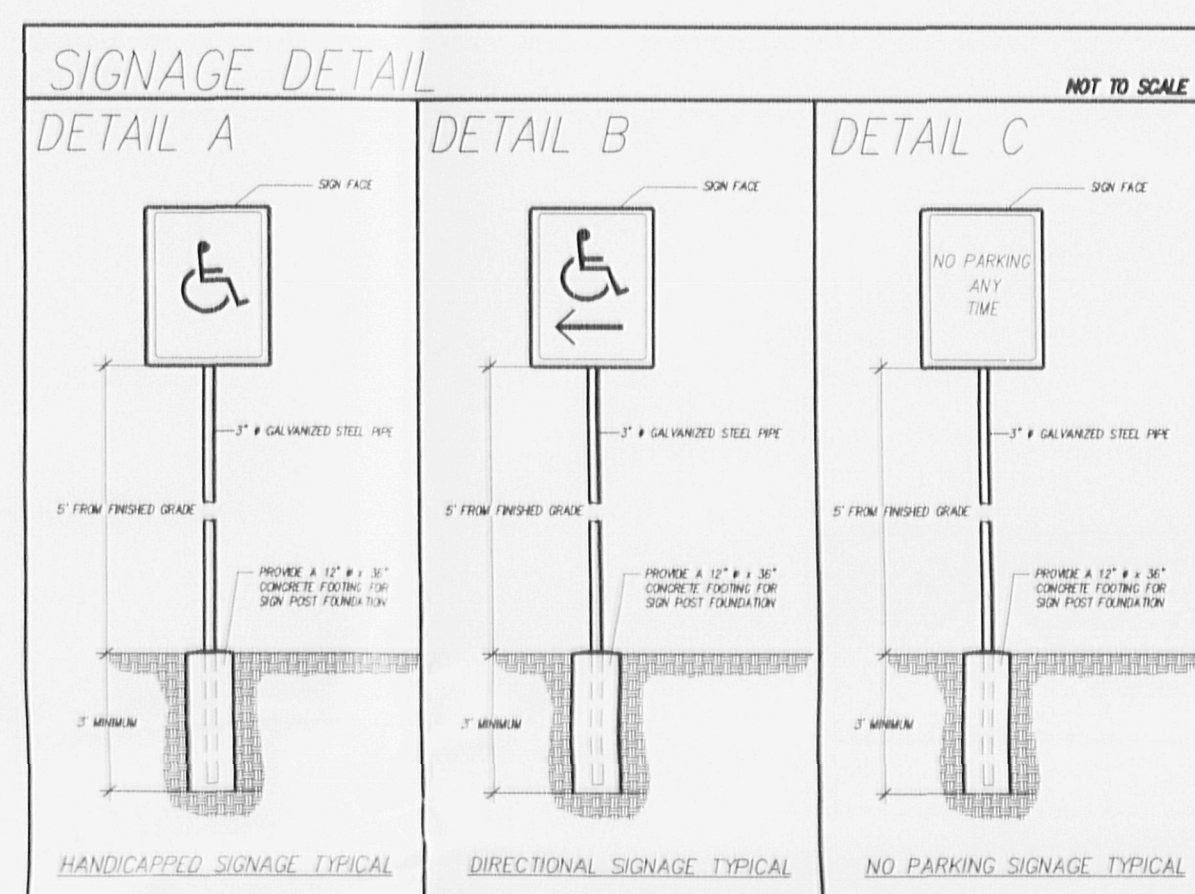
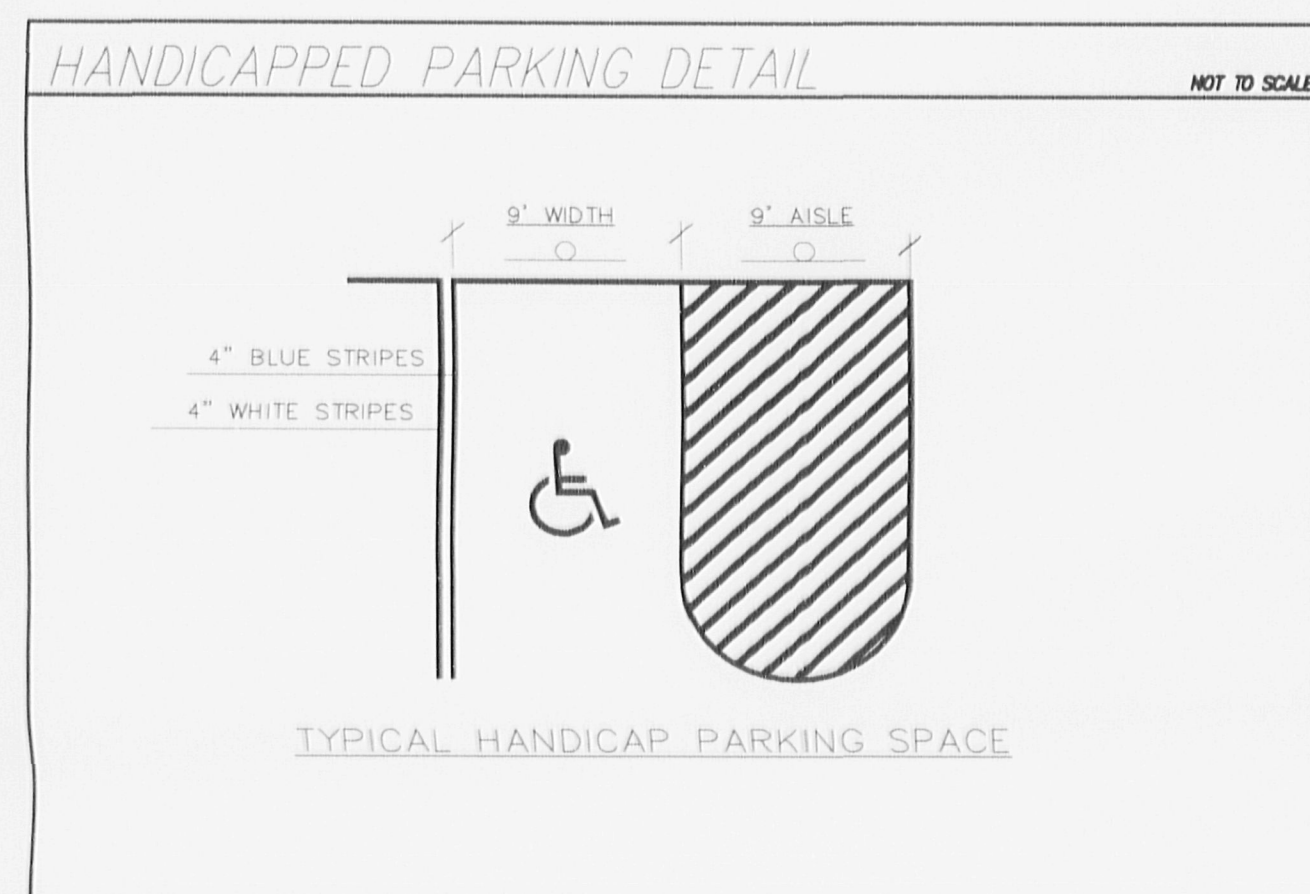
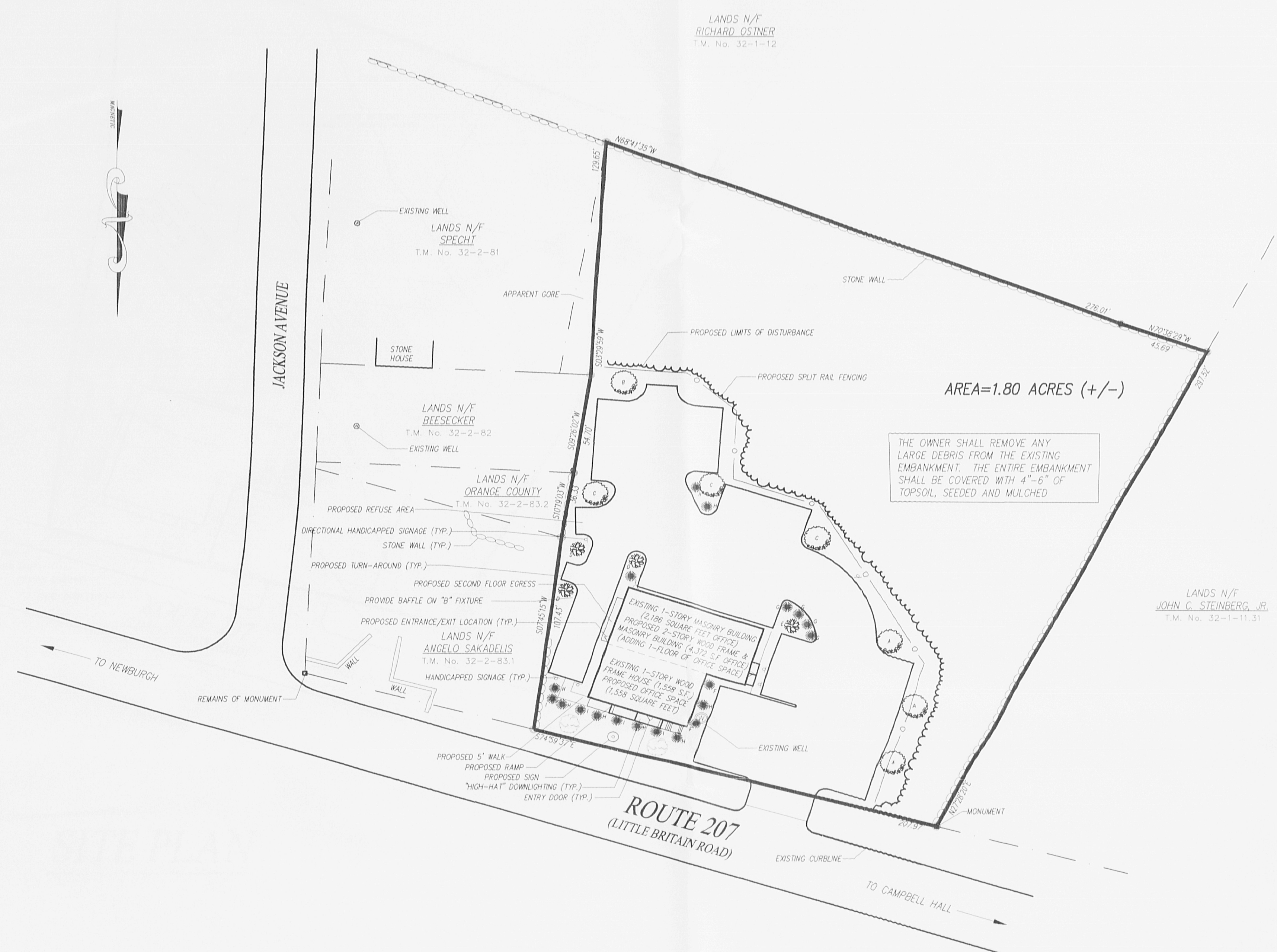
Planning Board Chairman

Title of Responsible Officer

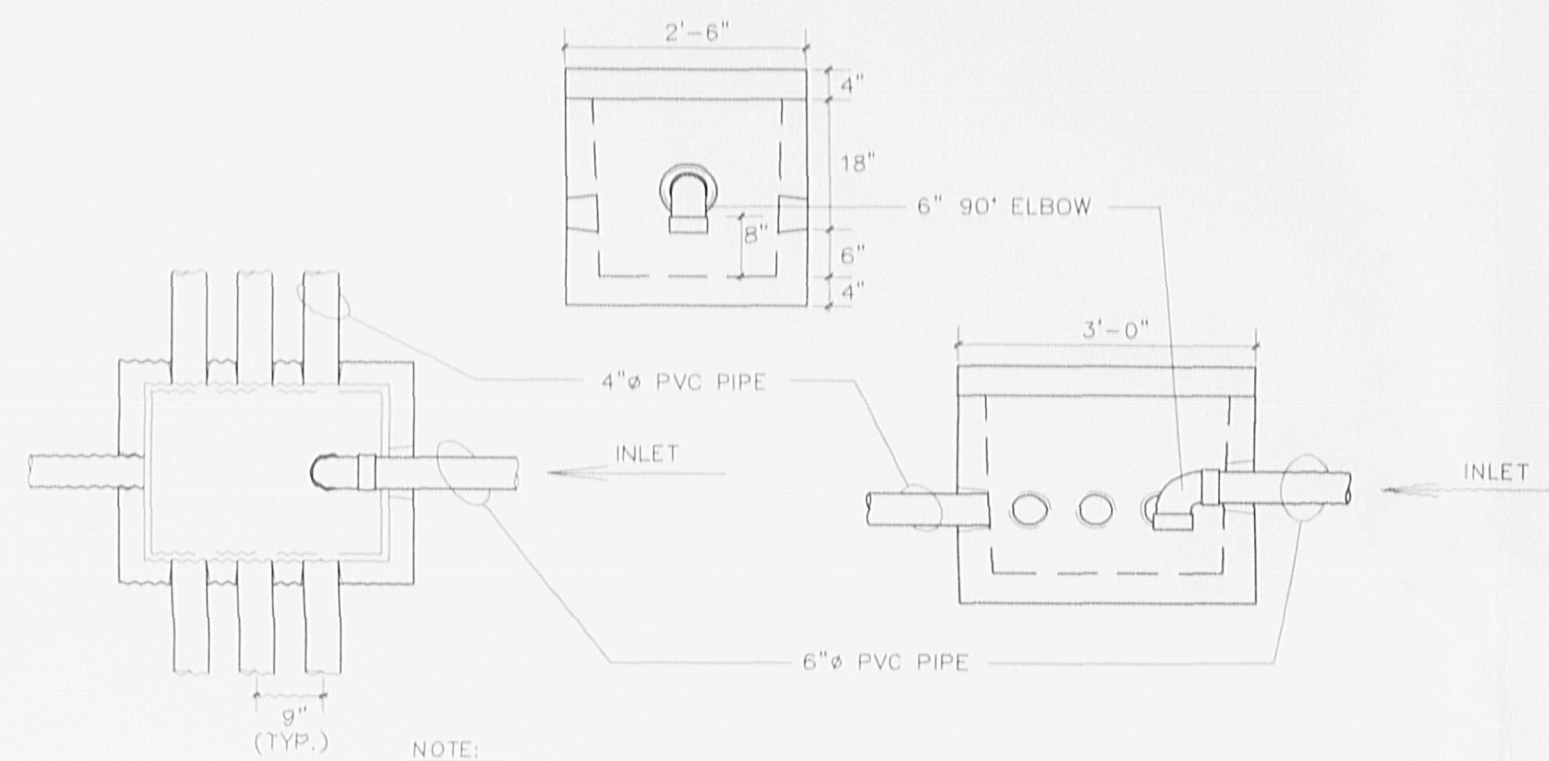
James Petro, Jr.
Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

04-13

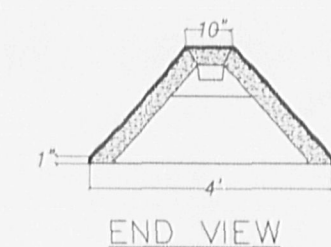
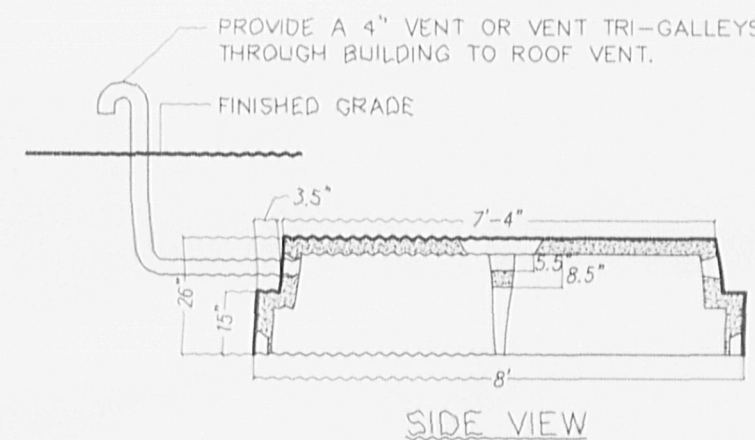


		Memo A. Day, PE
	09-23-04	
	08-23-04	
	08-16-04	
	06-16-04	
	07-15-04	
	09-18-04	
	05-02-04	
Exhibit		
Date Recd.	0003,271	License No. 06-06-06
M.A. DAY Engineering, PC		
<i>Consulting Engineers</i>		
942 Route 376 Suite 218 Wappingers Falls, New York (845)-223-3202		
Builders Association of the Hudson Valley 1161 Little Britain Road, Town of New Windsor, Orange County		
Project:	Lighting Signage & Landscaping Plan	
Scale:	AS SHOWN	
Sheet	" " = 20'	SHEET
DWG	NOV-01	WAD
	09-19-04	WAD



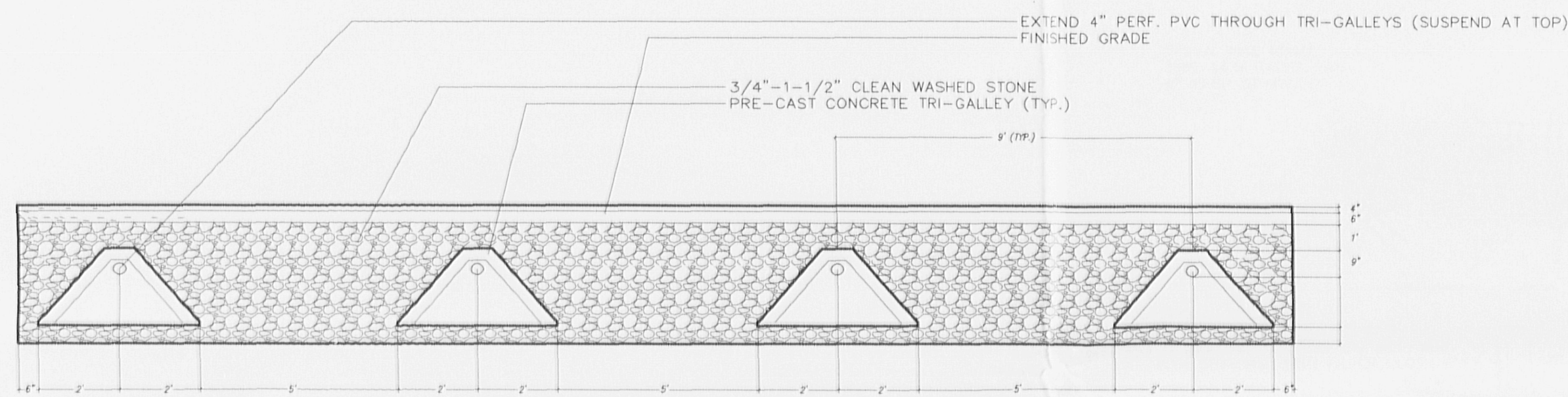
NOTE:
A MINIMUM OF 4' OF 4" SOLID PIPE SHALL BE PROVIDED PRIOR TO THE START OF THE TRENCHES.
ALL OUTLETS SHALL BE AT THE SAME ELEVATION.
ALL UNUSED OUTLETS MUST BE PLUGGED.
A BRICK BAFFLE SHALL BE PLACED AT THE INLET OPENING OF THE D-BOX.
A BED OF 12" OF PEA GRAVEL SHALL BE PROVIDED UNDER THE D-BOX.
THE INVERT ON THE INLET PIPE SHALL BE A MINIMUM OF 2" HIGHER THAN THE INVERT OF ANY OF THE OUTLETS.

DISTRIBUTION BOX DETAIL
NOT TO SCALE



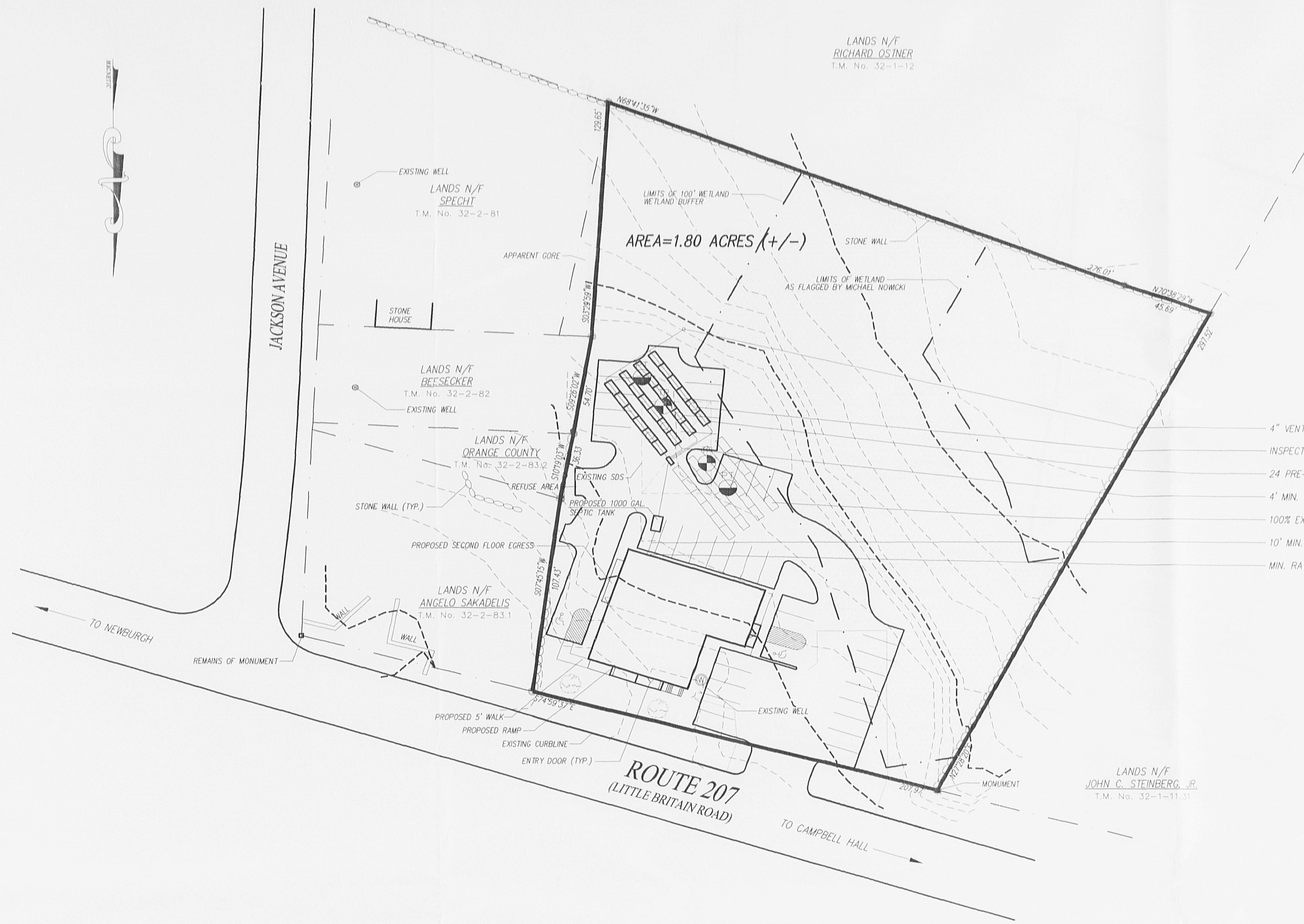
NOTES:
1. MINIMUM CONCRETE STRENGTH TO BE 4,000 PSI AT 28 DAYS.
2. REINFORCEMENT BARS TO BE #3 GRADE 60 STEEL.
3. PIPE CONNECTION TO BE "POLY-LOC" SEAL.
4. TRI-GALLEYS SHALL BE DESIGNED FOR H-20 LOADING REQUIREMENTS.
5. TRI-GALLEYS TO BE AS SUPPLIED BY "WOODARD'S CONCRETE PRODUCTS, INC.", OR EQUAL.

PRE-CAST CONCRETE TRI-GALLEY DETAILS
NOT TO SCALE



NOTES:
1. MAINTAIN 6" OF CRUSHED STONE AROUND THE TRI-GALLEYS ON EACH SIDE AND BOTTOM. MAINTAIN 1" OF CRUSHED STONE ON THE TOP OF THE TRI-GALLEYS.
2. MAINTAIN 5' SEPARATION FROM GROUNDWATER FROM THE BOTTOM OF THE TRI-GALLEYS.
3. MAINTAIN 6' SEPARATION FROM BEDROCK TO BOTTOM OF THE TRI-GALLEYS.

CROSS-SECTION VIEW OF TRI-GALLEY
NOT TO SCALE

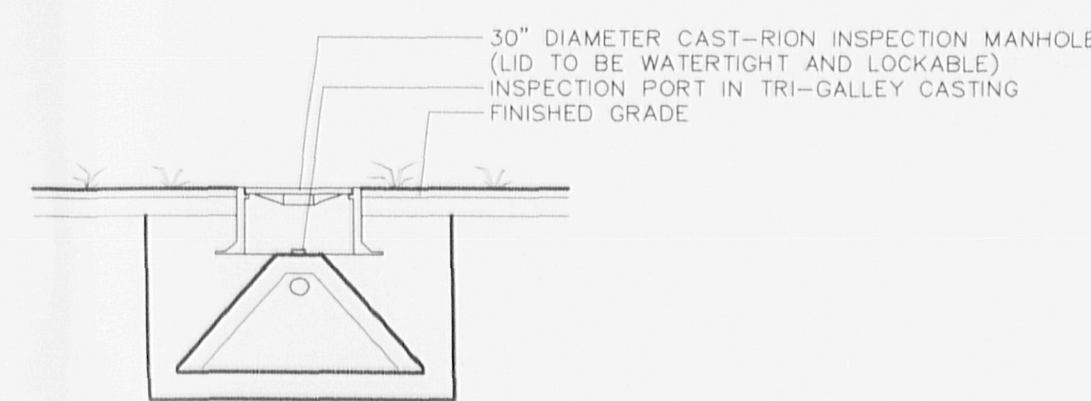


SITE PLAN
SCALE: 1" = 30'

4" VENT PIPE TO GRADE
INSPECTION MANHOLE (TYP.)
24 PRE-CAST TRI-GALLEYS (4 ROWS @ 6 TRI-GALLEY/ROW)
4" MIN. OF 6" Ø PVC @ 1.0%
100% EXPANSION AREA
10' MIN. OF 6" Ø CAST-IRON-PIPE @ 2.0%
MIN. RAW INVERT ELEV. = 89.0

LEGEND

PT PERCOLATION TEST
TD DEEP TEST PIT



MANHOLE AND INSPECTION PORT DETAIL

OWNER'S CONSENT NOTE

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

DATE: 12/16/04

APPLICANT & OWNER

BUILDERS ASSOCIATION
338 MEADOW AVE.
P.O. BOX 7123
NEWBURGH, N.Y. 12550

DESIGN FLOW CALCULATIONS

AREA OF BUILDING = 5930 SQUARE FEET
DAILY FLOW = 5,930 x 0.10 GPD/SF = 593 GPD

SOIL TEST SCHEDULE														
DEEP TEST PITS PERC TESTS														
LOT NUMBER	DTP No.	SOIL DESCRIPTION			PT No.	RUN NUMBER				PRE-SOAKED	DEPTH	LOT NUMBER		
1	1	0'-6" TOPSOIL, 6"-7" SANDY CLAY LOAM, NO ROCK, NO WATER			1	20	23	26	28	YES	30"	1		
	2	0'-4" TOPSOIL, 6"-7.5" SANDY CLAY LOAM, NO ROCK, NO WATER			2	22	24	28	30	YES	30"	2		
DEEP TESTS WERE CONDUCTED BY MARK A. DAY ON MAY 7, 2004					PERCOLATION TESTS PERFORMED ON THE DATE OF 4/4/2003. TEST HOLES PREPARED AND PRESOAKED 24 HOURS EARLIER ON 4/3/2003 PER OCHD REQUIREMENTS.									
TILE FIELD SCHEDULE														
LOT NUMBER	REQUIRED LENGTH OF CONCRETE TRI-GALLEYS	PROPOSED LENGTH OF CONCRETE TRI-GALLEYS	ROB FILL REQUIRED	TRENCH WIDTH	LATERAL SPACING	DROP BOX	CURTAIN DRAIN	DISPOSAL SYSTEM	MIN. RAW INVERT	SEPTIC TANK SIZE, GALS.	GREASE TRAP SIZE, GALS.	CONCRETE TRI-GALLEY LAYOUT	LOT NUMBER	
1	188 LINEAL FEET	188 LINEAL FEET	NONE	5'-0"	14'-0"	NONE	NONE	NONE	87.00	1000	N/A	4 ROWS @ 6 GALLEYS PER ROW	1	
NOTES: PROVIDE VENT OR VENT THROUGH BUILDING PLUMBING VENT. TRI-GALLEYS TO BE DESIGNED FOR H-20 WHEEL LOADING.														

TOWN OF NEW WINDSOR PLANNING BOARD

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

FEB - 5 2005

Mark A. Day, PE

09-23-04
08-23-04
08-16-04
08-12-04
08-04-04
2003-2004

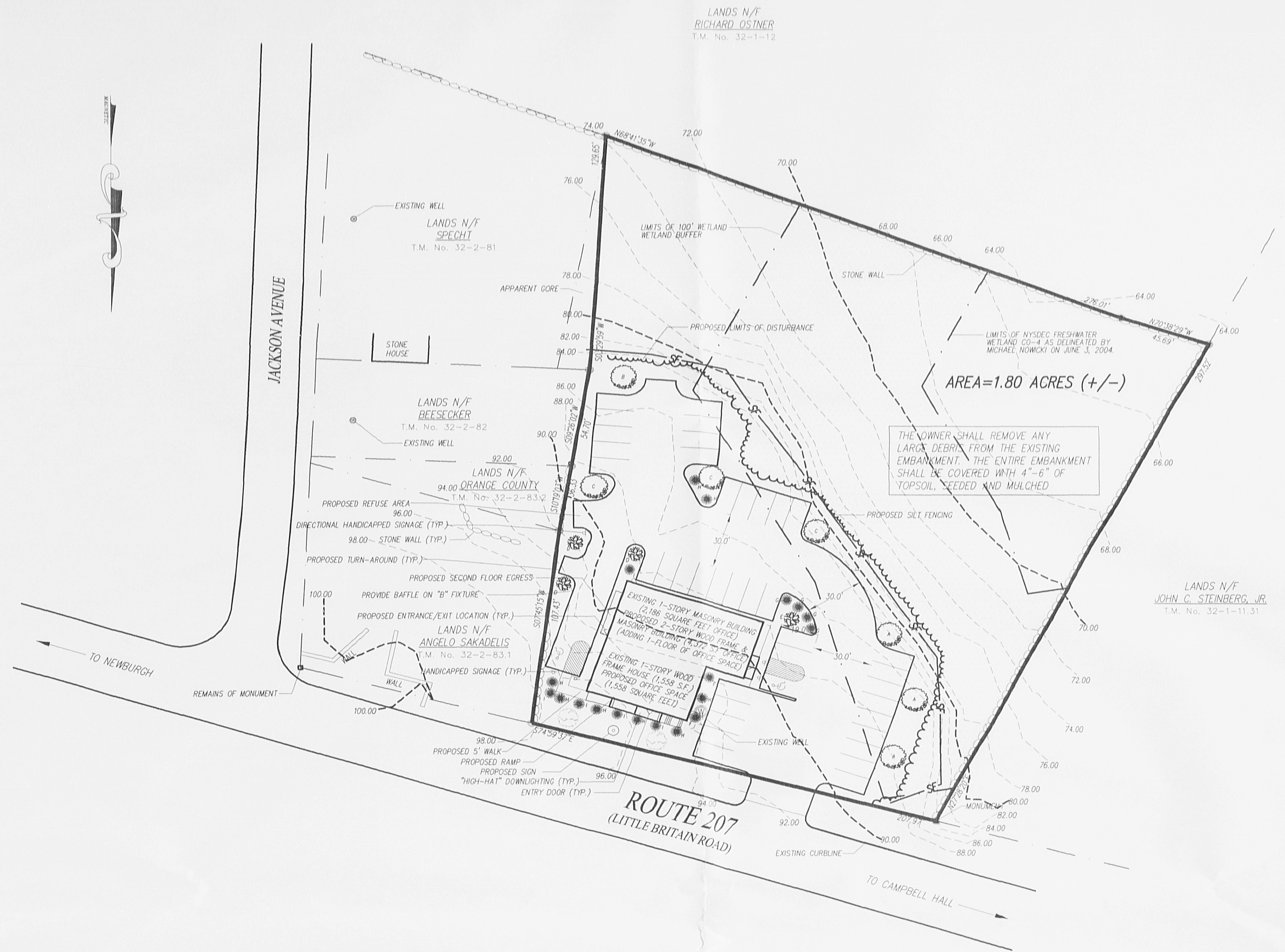
License No. 289546

M.A. DAY Engineering, PC
Consulting Engineers
942 Route 376
Suite 218
Wappinger Falls, New York
(845) 223-1202

Project: Builders Association of the Hudson Valley
1161 Little Britain Road, Town of New Windsor, Orange County

SDS DESIGN

3 of 4

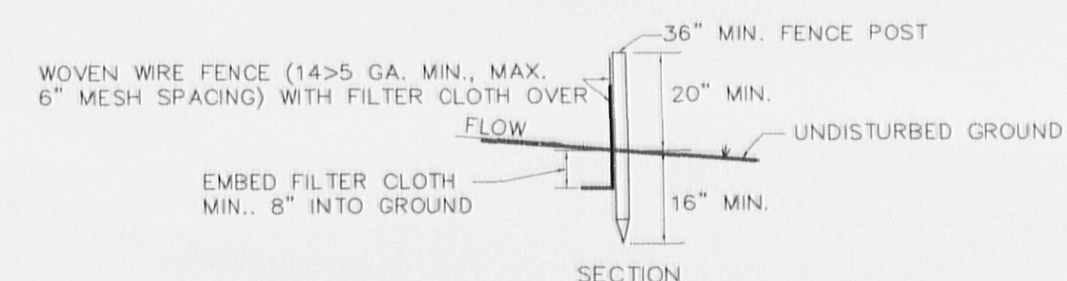
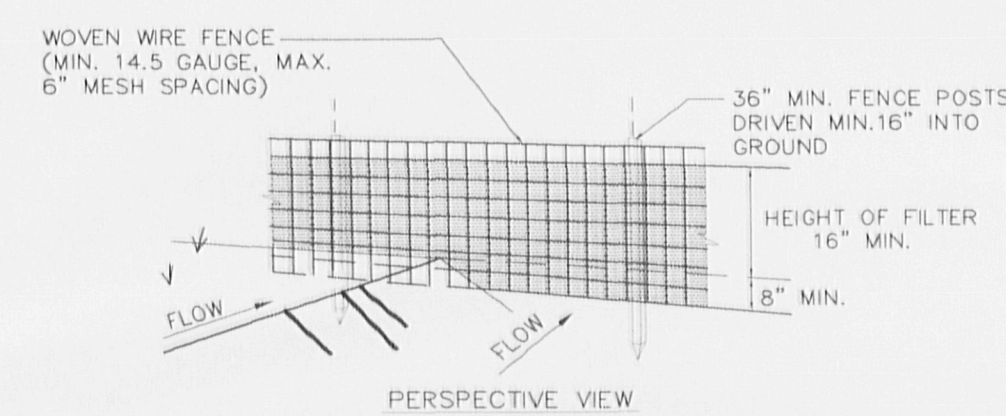


EROSION CONTROL PLAN

SCALE: 1" = 30'

HANDICAPPED PARKING DETAIL

NOT TO SCALE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

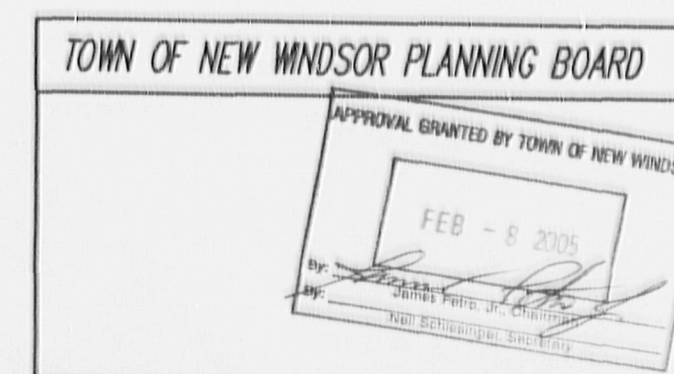
POSTS: STEEL EITHER T OR U
TYPE OR 2\"/>

FILTER CLOTH: FILTER X,
MIRAFI 100X, STABLINKA
1140N OR APPROVED EQUAL

FENCE: WOVEN WIRE, 14.5 GA.
6\"/>

PREFABRICATED UNIT: GEOPAB,
ENVIRONMENT, OR APPROVED
EQUAL

NOTE:
SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE
OR SITE REGRADING.



Mark A. Day, PE	
STATE OF NEW YORK JAMES A. DAY Professional Engineer	
Project No.	09-23-04
Sheet No.	001 of 001
M.A. DAY Engineering, PC Consulting Engineers 942 Route 376 Suite 214 Wappingers Falls, New York (845) 223-3202	
Builder's Association of the Hudson Valley 1161 Little Britain Road, Town of New Windsor, Orange County	
Lighting/Signage & Landscaping Plan	
Scale	1" = 20'
Date	08-23-04
Drawn	WAD
Check	WAD
4 of 4	